

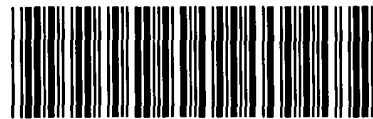
Registered number: 00471606

**RAVENSEFT PROPERTIES LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2020**

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# RAVENSEFT PROPERTIES LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2020

The directors of Ravenscroft Properties Limited (the 'Company') present their report and the audited financial statements for the year ended 31 March 2020.

### Directors' responsibilities statement

The directors are responsible for preparing the Directors' Report and the audited financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare audited financial statements for each financial year. Under that law the directors have elected to prepare the audited financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. Under company law the directors must not approve the audited 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 audited 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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the audited 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 audited 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.

### Principal activity, review of the business and future developments

The Company has continued its business of property investment in the United Kingdom. No changes in the Company's principal activity are anticipated in the foreseeable future.

### Going concern

The directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Land Securities Group PLC. The directors have received confirmation that Land Securities Group PLC will support the Company for at least one year after these financial statements are approved and signed. The Company's ability to meet its future liabilities is therefore dependent on the financial performance and position of the Group as a whole. The directors have carried out a review, including consideration of appropriate forecasts, which indicate that the Company will have adequate resources to continue to trade for the foreseeable future based on the ongoing liquidity of the Group. At a Group level, considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities, as well as forecast covenant compliance. Further stress testing involving downside scenarios has been carried out to ensure the Group has sufficient cash resources to continue in operation for the next 12 months from the date of signing these financial statements, considering deterioration in cash collections as a result of Covid-19. Based on this, together with available market information and the Directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2020.

### Results for the year and dividend

The results are set out in the Statement of Comprehensive Income on page 5.

The directors do not recommend the payment of a dividend for the year ended 31 March 2020 (2019: £1,250,877,000).

### Events after the end of the reporting period

In early 2020 the existence of Covid-19 was confirmed in China and has since spread across a number of countries, resulting in governments taking measures to limit the spread of the disease. Such measures include restrictions on the movement of people and social distancing, impacting the use of the office and retail space owned by the Company.

In the six months since year end to September 2020, yields on offices in cities excluding London in the UK remained stable at 4.75%, and retail yields in the UK have expanded from 8.00% to 8.50% per CBRE investment yields respectively at March 2020 and September 2020.

The impact of Covid-19 on investment property values continues to be actively monitored.

### Directors

The directors who held office during the year and up to the date of this report were:

Land Securities Management Services Limited  
LS Director Limited  
E Miles

**RAVENSEFT PROPERTIES LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2020**

**Indemnity**

The Company has made qualifying third party indemnity provisions for the benefit of the respective directors which were in place throughout the year and which remain in place at the date of this report.

**Small companies exemption**

The Directors' Report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

**Strategic report**

The Company has taken advantage of the exemption under s414B of the Companies Act 2006 not to prepare a Strategic Report.

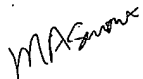
**Statement of disclosure of information to auditor**

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.

Registered Office  
100 Victoria Street  
London  
SW1E 5JL

This report was approved by the Board and signed on its behalf.



M Smout, for and on behalf of LS Company Secretaries Limited  
Company Secretary

Date: 27 January 2021

Registered and domiciled in England and Wales  
Registered number: 00471606

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RAVENSEFT PROPERTIES LIMITED

### Opinion

We have audited the financial statements of Ravensoft Properties Limited (the 'Company') for the year ended 31 March 2020 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 18, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 101 'Reduced Disclosure Framework' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2020 and of its loss for the year 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.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report below. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Emphasis of matter - Disclosures in relation to the impact of Covid-19

We draw attention to note 3 of the financial statements which describes the uncertainties over the economic environment as a result of Covid-19 as highlighted by the material uncertainty paragraph included by CBRE Limited in their investment property valuation report. Additionally, we draw attention to note 1 of the financial statements which describes the appropriateness of preparing the financial statements on the going concern basis due to the continued financial support of the ultimate parent company. Our opinion is not modified in respect of these matters.

### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

### Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

### Opinions on other matters 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 year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RAVENSEFT PROPERTIES LIMITED (CONTINUED)**

### **Matters on which we are required to report by exception**

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

We have nothing to report in respect of the following matters in relation to which 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 take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

### **Use of our report**

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.

*Ernst & Young LLP*

Claire Johnson (Senior statutory auditor)

For and on behalf of  
Ernst & Young LLP, Statutory Auditor

London

Date: 27 January 2021

# RAVENSEFT PROPERTIES LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £000	2019 £000
Revenue	4	2,408	2,656
Costs	4	(1,289)	(1,359)
<b>Gross profit</b>		<b>1,119</b>	<b>1,297</b>
Property management and administrative expenses	5	(63)	(41)
Loss on disposal of investment properties		-	(343)
Net deficit on revaluation of investment properties	9	(4,086)	(1,216)
Dividend income		-	12,000
<b>Operating (loss)/profit</b>		<b>(3,030)</b>	<b>11,697</b>
Interest income	6	100	22,650
Interest expense	6	(422)	-
<b>(Loss)/profit before tax</b>		<b>(3,352)</b>	<b>34,347</b>
Taxation	8	(19)	(4,304)
<b>(Loss)/profit and total comprehensive (loss)/income for the financial year</b>		<b>(3,371)</b>	<b>30,043</b>

There were no recognised gains or losses for 2020 or 2019 other than those included in the Statement of Comprehensive Income.


All amounts are derived from continuing activities.

**RAVENSEFT PROPERTIES LIMITED**  
**REGISTERED NUMBER: 00471606**

**BALANCE SHEET**  
**AS AT 31 MARCH 2020**

	Notes	2020 £000	2019 £000
<b>Non-current assets</b>			
Investment properties	9	20,997	24,427
Investment in subsidiary undertakings	10	20,000	20,000
		<u>40,997</u>	<u>44,427</u>
<b>Current assets</b>			
Trade and other receivables	11	966	854
		<u>966</u>	<u>854</u>
<b>Current liabilities</b>			
Trade and other payables	12	(1,025)	(5,330)
Amounts owed to Group undertakings	13	(14,143)	(9,785)
		<u>(15,168)</u>	<u>(15,115)</u>
<b>Net assets</b>		<u>26,795</u>	<u>30,166</u>
<b>Capital and reserves</b>			
Share capital	14	1,000	1,000
Retained earnings		25,795	29,166
		<u>26,795</u>	<u>30,166</u>

The financial statements on pages 5 to 16 were approved by the Board of Directors and were signed on its behalf by:



M R Wood, for and on behalf of LS Director Limited

Date: 27 January 2021

# **RAVENSEFT PROPERTIES LIMITED**

## **STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2020**

	Share capital £000	Retained earnings £000	Total equity £000
At 1 April 2018	890,000	361,000	1,251,000
Total comprehensive income for the financial year		30,043	30,043
<b>Transactions with shareholders:</b>			
Dividends		(1,250,877)	(1,250,877)
Share capital reduction	(889,000)	889,000	-
<b>At 31 March 2019</b>	<b>1,000</b>	<b>29,166</b>	<b>30,166</b>
Total comprehensive loss for the financial year		(3,371)	(3,371)
<b>At 31 March 2020</b>	<b>1,000</b>	<b>25,795</b>	<b>26,795</b>



## RAVENSEFT PROPERTIES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

#### 1. Accounting policies

##### 1.1 Basis of preparation

The financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' (FRS 101) and the Companies Act 2006. The financial statements are prepared under the historical cost convention modified to include the revaluation of investment properties.

Ravenseft Properties Limited (the 'Company') is a private company limited by shares and is incorporated, domiciled and registered in England and Wales (Registered number: 00471606). The nature of the Company's operations is set out in the Directors' Report on page 1. The results of the Company are included in the consolidated financial statements of Land Securities Group PLC which are available from the Company's registered office at 100 Victoria Street, London, SW1E 5JL.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2020. The financial statements are prepared in Pounds Sterling (£) and are rounded to the nearest thousand pounds (£000).

##### 1.2 Group accounts

The financial statements present information about the Company as an individual undertaking and not about its group. The Company has not prepared group accounts as it is exempt from the requirement to do so by section 400 of the Companies Act 2006 as it is a subsidiary of Land Securities Group PLC, a Company incorporated in England and Wales whose consolidated financial statements are publicly available.

##### 1.3 Financial reporting standard 101 - reduced disclosure exemptions

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
  - paragraph 73(e) of IAS 16 Property, Plant and Equipment;
  - paragraph 118(e) of IAS 38 Intangible Assets;
  - paragraphs 76 and 79(d) of IAS 40 Investment Property; and
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member
- the requirements of paragraphs 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets.

The equivalent disclosures relating to IFRS 7, IFRS 13 & IAS 36 are included in the consolidated financial statements of Land Securities Group PLC, in which the entity is consolidated.

##### 1.4 Investment properties

Investment properties are properties, either owned or leased by the Company, that are held either to earn rental income or for capital appreciation, or both. Investment properties are measured initially at cost including related transaction costs, and subsequently at fair value. Fair value is based on market value, as determined by a professional external valuer at each reporting date. The difference between the fair value of an investment property at the reporting date and its carrying amount prior to re-measurement is included in the Statement of Comprehensive Income as a valuation surplus or deficit. Investment properties are presented on the Balance Sheet within non-current assets.

Properties are treated as acquired when the Company assumes control of the property. Capital expenditure on properties consists of costs of a capital nature, including costs associated with developments and refurbishments. Where a property is being developed or undergoing major refurbishment, interest costs associated with direct expenditure on the property are capitalised. The interest capitalised is calculated using the Company's weighted average cost of borrowings. Interest is capitalised from the commencement of the development work until the date of practical completion. Certain internal staff and associated costs directly attributable to the management of major schemes are also capitalised.

When the Company begins to redevelop an existing investment property for continued future use as an investment property, the property continues to be held as an investment property. When the Company begins to redevelop an existing investment property with a view to sell, the property is transferred to trading properties and held as a current asset. The property is re-measured to fair value as at the date of the transfer with any gain or loss being taken to the Statement of Comprehensive Income. The re-measured amount becomes the deemed cost at which the property is then carried in trading properties.

Properties are treated as disposed when control of the property is transferred to the buyer. Typically, this will either occur on unconditional exchange or on completion. Where completion is expected to occur significantly after exchange, or where the Company continues to have significant outstanding obligations after exchange, the control will not usually transfer to the buyer until completion.

## RAVENSEFT PROPERTIES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

#### 1. Accounting policies (continued)

##### 1.4 Investment properties (continued)

The profit on disposal is determined as the difference between the sales proceeds and the carrying amount of the asset at the beginning of the accounting period plus capital expenditure to the date of disposal. The profit on disposal of investment properties is presented separately on the face of the Statement of Comprehensive Income.

##### 1.5 Investment in subsidiary undertakings

Investments in subsidiary undertakings are stated at cost in the Company's Balance Sheet, less any provision for impairment in value.

##### 1.6 Trade and other receivables

Trade and other receivables are recognised initially at fair value, subsequently at amortised cost and, where relevant, adjusted for the time value of money. The Company assesses on a forward-looking basis, the expected credit losses associated with its trade receivables. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the receivable. If collection is expected in more than one year, the balance is presented within non-current assets.

In determining the expected credit losses, the Company takes into account any recent payment behaviours and future expectations of likely default events (i.e. not making payment on the due date) based on individual customer credit ratings, actual or expected insolvency filings or company voluntary arrangements and market expectations and trends in the wider macro-economic environment in which our customers operate.

Trade and other receivables are written off once all avenues to recover the balances are exhausted and the lease has ended. Receivables written off are no longer subject to any enforcement activity.

##### 1.7 Provisions

A provision is recognised in the Balance Sheet when the Company has a constructive or legal obligation as a result of a past event and it is probable that an outflow of economic benefits will be required to settle the obligation. Where relevant, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

##### 1.8 Going concern

The directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Land Securities Group PLC. The directors have received confirmation that Land Securities Group PLC will support the Company for at least one year after these financial statements are approved and signed. The Company's ability to meet its future liabilities is therefore dependent on the financial performance and position of the Group as a whole. The directors have carried out a review, including consideration of appropriate forecasts, which indicate that the Company will have adequate resources to continue to trade for the foreseeable future based on the ongoing liquidity of the Group. At a Group level, considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities, as well as forecast covenant compliance. Further stress testing involving downside scenarios has been carried out to ensure the Group has sufficient cash resources to continue in operation for the next 12 months, from the date of signing these financial statements, considering deterioration in cash collections as a result of Covid-19. Based on this, together with available market information and the Directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2020.

##### 1.9 Revenue

Rental income, including fixed rental uplifts, is recognised in the Statement of Comprehensive Income on a straight-line basis over the term of the lease. Lease incentives being offered to occupiers to enter into a lease, such as an initial rent-free period or a cash contribution to fit out or similar costs, are an integral part of the net consideration for the use of the property and are therefore recognised on the same straight-line basis. Contingent rents, being lease payments that are not fixed at the inception of a lease, for example turnover rents, are variable consideration and are recorded as income in the year in which they are earned.

The Company's revenue from contracts with customers, as defined in IFRS 15, includes service charge income and other property related income.

Service charge income and management fees are recorded as income over time in the year in which the services are rendered. Revenue is recognised over time because the tenants benefit from the services as soon as they are rendered by the Company. The actual service provided during each reporting period is determined using cost incurred as the input method.

Other property related income includes development and asset management fees. These fees are recognised over time, using time elapsed as the input method which measures the benefit simultaneously received and consumed by the customer, over the period the development or asset management services are provided.

##### 1.10 Expenses

Property and contract expenditure is expensed as incurred.

## RAVENSEFT PROPERTIES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

#### 1. Accounting policies (continued)

##### 1.11 Impairment

The carrying amounts of the Company's non-financial assets, other than investment properties, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated (see below). An impairment loss is recognised in the Statement of Comprehensive Income whenever the carrying amount of an asset exceeds its recoverable amount.

The recoverable amount of an asset is the greater of its fair value less costs to sell and its value in use. The value in use is determined as the net present value of the future cash flows expected to be derived from the asset, discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount after the reversal does not exceed the amount that would have been determined, net of applicable depreciation, if no impairment loss had been recognised.

##### 1.12 Income taxation

Income tax on the profit or loss for the year comprises current and deferred tax. Current tax is the tax payable on the taxable income for the year and any adjustment in respect of previous years. Deferred tax is provided in full using the Balance Sheet liability method on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the reporting date and are expected to apply when the asset is realised, or the liability is settled.

No provision is made for temporary differences (i) arising on the initial recognition of assets or liabilities, other than on a business combination, that affect neither accounting nor taxable profit and (ii) relating to investments in subsidiaries to the extent that they will not reverse in the foreseeable future.

##### 1.13 Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception date. The arrangement is assessed for whether fulfilment of the arrangement is dependent on the use of a specific asset or assets or the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

##### Company is lessor

Operating lease – properties leased out to tenants under operating leases are included in investment properties in the Balance Sheet.

##### 1.14 Dividends

Final dividend distributions to the Company's shareholders are recognised as a liability in the Company's financial statements in the period in which the dividends are approved by the Company's shareholders. Interim dividends are recognised when paid.

Dividend income is recognised when the Company's right to receive payment is established.

##### 1.15 Intercompany loans

##### Amounts due to Group undertakings

Amounts owed to Group undertakings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts owed to Group undertakings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in the Statement of Comprehensive Income over the period of the loan, using the effective interest method.

##### 1.16 Trade and other payables

Trade and other payables with no stated interest rate and payable within one year are recorded at transaction price. Trade and other payables after one year are discounted based on the amortised cost method using the effective interest rate.

## RAVENSEFT PROPERTIES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

#### 2. Changes in accounting policies and standards

The accounting policies used in these financial statements are consistent with those applied in the last annual financial statements, as amended where relevant to reflect the adoption of new standards, amendments and interpretations which became effective in the year, the impact of which is outlined below.

##### Changes in accounting policy

The Company has adopted IFRS 16 Leases on 1 April 2019. As a result of adopting this standard, the Company now reports separately service charge income for leases where a single payment is received to cover both rent and service charge. The total payment received was previously included within rental income, but the service charge component has now been separated and reported as service charge income in note 4. In the year ended 31 March 2020, £0.1m was separated from rental income and reported as service charge income (2019: £Nil).

##### Amendments to IFRS

A number of new standards, amendments to standards and interpretations have been issued but are not yet effective for the Company none of which are expected to have a material impact on the financial statements of the Company.

#### 3. Significant accounting judgements and estimates

The Company's significant accounting policies are stated in note 1 above. Not all of these significant accounting policies require management to make difficult, subjective or complex judgements or estimates. The following is intended to provide an understanding of the policies that management consider critical because of the level of complexity, judgement or estimation involved in their application and their impact on the financial statements. These estimates involve assumptions or judgements in respect of future events. Actual results may differ from these estimates.

##### Estimates

###### (a) Investment property valuation

The Company uses the valuation performed by its external valuer, CBRE Limited, as the fair value of its investment properties.

The valuation of investment properties is inherently subjective due to, among other factors, the individual nature of each property; its location and the expected future rental revenues from that particular property. As a result, the valuations the Company places on its property portfolio are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of volatility or low transaction flow in the property market. The assumptions upon which CBRE Limited has based its valuation of the Company's properties as at 31 March 2020 include, but are not limited to, matters such as the tenure and tenancy details for the properties, ground conditions at the properties, the structural condition of the properties, prevailing market yields and comparable market transactions. These assumptions are market standard and accord with the Royal Institution of Chartered Surveyors (RICS) Valuation – Professional Standards UK 2014 (revised April 2015). However, if any assumptions made by the property valuer prove to be false, this may mean that the value of the Company's properties differs from their valuation, which could have a material effect on the Company's financial condition.

The Valuer's report for the year ended 31 March 2020 contained a 'material uncertainty' clause due to the disruption to the market at that date caused by Covid-19. The inclusion of this clause indicates that there is substantially more uncertainty than normal and therefore a higher likelihood that the assumptions upon which the external valuer has based its valuations prove to be inaccurate. Refer to note 9 for further details on the valuation as at year end.

###### (b) Trade and other receivables

The Company is required to judge when there is sufficient objective evidence to require the impairment of individual trade receivables. It does this by assessing on a forward-looking basis, the expected credit losses associated with its trade receivables. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the receivable. In determining the expected credit losses, the Company takes into account any recent payment behaviours and future expectations of likely default events (i.e. not making payment on the due date) based on individual customer credit ratings, actual or expected insolvency filings or company voluntary arrangements and market expectations and trends in the wider macro-economic environment in which our customers operate. These assessments are made on a customer by customer basis.

###### (c) Impairment of investment in subsidiary undertakings

The Company is required to judge when there is sufficient objective evidence to require the impairment of investments in subsidiaries. It does this by assessing the net asset value of each subsidiary undertaking as at year end. A provision for impairment is made if the net asset value of the subsidiary undertaking is lower than the carrying amount of the investment recorded by the Company.

# RAVENSEFT PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 4. Revenue and costs

	2020 £000	2019 £000
Rental income (excluding lease incentives)	1,649	1,792
Adjustment for lease incentives	2	(27)
<b>Rental income</b>	<b>1,651</b>	<b>1,765</b>
Service charge income	711	502
Other property related income	46	390
	<b>2,408</b>	<b>2,657</b>
<b>Costs</b>		
Other direct property or contract expenditure	(1,289)	(1,359)
<b>Gross profit</b>	<b>1,119</b>	<b>1,298</b>

Other direct property or contract expenditure are costs incurred in the direct maintenance and upkeep of investment properties. Void costs, which include costs relating to empty properties pending redevelopment and refurbishment, costs of investigating potential development schemes which do not proceed, and costs in respect of housekeepers and outside staff directly responsible for property services, are also included.

### 5. Property management and administrative expenses

Property management and administrative expenses consist of all costs of managing the property, together with the costs of rent reviews and renewals, re-lettings of the property and management services as explained in note (a) below. No staff costs or overheads are capitalised.

#### (a) Management services

The Company had no employees during the year (2019: None). Management services were provided to the Company throughout the year by Land Securities Properties Limited, a fellow group undertaking, charges for which amount to **£63,000** (2019: £41,000).

#### (b) Directors' remuneration

The Group's directors' emoluments are borne by Land Securities Properties Limited. The directors of the Company received no emoluments from Land Securities Properties Limited for their services to the Company (2019: £Nil).

#### (c) Auditor remuneration

The Group auditor's remuneration is borne by Land Securities Properties Limited. The proportion of the remuneration which relates to the Company amounts to **£2,500** (2019: £2,500). No non-audit services were provided to the Company during the year (2019: None).

# RAVENSEFT PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 6. Net interest (expense)/income

	2020 £000	2019 £000
<b>Interest expense</b>		
Interest on amounts owed to Group undertakings	(422)	-
	<u>(422)</u>	<u>-</u>
<b>Interest income</b>		
Other interest receivable	100	78
Interest on amounts due from Group undertakings	-	22,572
	<u>(100)</u>	<u>(22,650)</u>
<b>Total net interest</b>	<u><u>(322)</u></u>	<u><u>22,650</u></u>

### 7. Dividends

	2020 £ per share	2020 £000	2019 £ per share	2019 £000
Ordinary - interim	-	-	125.08	1,250,877
	<u>-</u>	<u>-</u>	<u>125.08</u>	<u>1,250,877</u>

### 8. Income tax

	2020 £000	2019 £000
<b>Corporation tax</b>		
Income tax on (loss)/profit for the year	19	4,304
<b>Total income tax charge in the Statement of Comprehensive Income</b>	<u><u>19</u></u>	<u><u>4,304</u></u>

# RAVENSEFT PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 8. Income tax (continued)

#### Factors affecting tax charge for the year:

The tax assessed for the year is higher than (2019 - lower than) the standard rate of corporation tax in the UK of 19% (2019 - 19%) as set out below:

	2020 £000	2019 £000
(Loss)/profit before tax	(3,352)	34,347
Profit before tax multiplied by UK corporation tax rate	(637)	6,526
Effects of:		
Exempt property rental profits in the year	(120)	(238)
Exempt property losses in the year	-	65
Exempt property revaluation deficit in the year	776	231
Non-taxable income	-	(2,280)
<b>Total tax charge for the year</b>	<b>19</b>	<b>4,304</b>

Land Securities Group PLC is a Real Estate Investment Trust (REIT). As a result the Company does not pay UK corporation tax on the profits and gains from qualifying rental business in the UK provided it meets certain conditions. Non-qualifying profits and gains of the Company continue to be subject to corporation tax as normal.

### 9. Investment properties

	2020 £000	2019 £000
Net book value at the beginning of the year	24,427	25,681
Capital expenditure	256	27
Acquisitions	400	-
Disposals	-	(150)
Head lease addition	-	85
Deficit on revaluation of investment properties	(4,086)	(1,216)
<b>Net book value at 31 March</b>	<b>20,997</b>	<b>24,427</b>

The historical cost of the investment properties is £34,143,000 (2019: £33,487,000). The difference between the carrying amount and historical cost is a deficit of £13,146,000 (2019: £9,060,000). The market value has been adjusted for tenant lease incentives for an amount of £625,000 (2019: £623,000). The valuations are prepared by CBRE Limited, external valuers, in accordance with RICS valuation standards.

The above investment properties act as security against listed debt recognised within a fellow Land Securities Group PLC subsidiary.

### 10. Investment in subsidiary undertakings

	2020 £000	2019 £000
At the beginning of the year	20,000	20,000
<b>At 31 March</b>	<b>20,000</b>	<b>20,000</b>

The directors believe that the carrying value of the investment is supported by the fair value of the subsidiary undertaking.

# RAVENSEFT PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 10. Investment in subsidiary undertakings (continued)

The subsidiary undertaking of the Company is:

Name	Class of shares / units owned	Holding percentage	Principal country of incorporation	Nature of business
Land Securities Buchanan Street Developments Limited	£1 Ordinary shares	100%	England	Property investment

The subsidiary undertaking is registered at 100 Victoria Street, London, SW1E 5JL.

### 11. Trade and other receivables

	2020 £000	2019 £000
Trade receivables	175	145
Less: allowance for doubtful accounts	(37)	(109)
<b>Total trade receivables</b>	<b>138</b>	<b>36</b>
Tenant lease incentives	625	623
Prepayments	203	195
<b>Total trade and other receivables</b>	<b>966</b>	<b>854</b>

### 12. Trade and other payables

	2020 £000	2019 £000
Capital payables	1	9
Accruals	253	329
Deferred income	658	537
Current tax liabilities	19	4,404
Social security and other taxes	94	51
<b>Total trade and other payables</b>	<b>1,025</b>	<b>5,330</b>

Capital payables represent amounts due under contracts to purchase properties, which were unconditionally exchanged at the year end or for work completed on investment properties but not paid for at the year-end. Deferred income principally relates to rents received in advance.

### 13. Amounts owed to Group undertakings

	2020 £000	2019 £000
Amounts owed to Group undertakings - fellow subsidiary	14,143	9,785
<b>Total amounts owed to Group undertakings</b>	<b>14,143</b>	<b>9,785</b>

The unsecured amounts owed to Group undertakings are repayable on demand with no fixed repayment date. Interest is charged at 4.1% per annum (2019: 4.1%).



# RAVENSEFT PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 14. Share capital

	Authorised and issued		Allotted and fully paid	
	2020	2019	2020	2019
	Number	Number	£000	£000
Ordinary shares of £1.00 each	1,000,100	1,000,100	1,000	1,000
	<u>1,000,100</u>	<u>1,000,100</u>	<u>1,000</u>	<u>1,000</u>

### 15. Contingencies

The Company has contingent liabilities in respect of legal claims, guarantees, and warranties arising in the ordinary course of business. It is not anticipated that any material liabilities will arise from the contingent liabilities.

### 16. Operating lease arrangements

The Company earns rental income by leasing its investment properties to tenants under non-cancellable operating leases.

At the 31 March, the Company had contracted with tenants to receive the following future minimum lease payments:

	2020	2019
	£000	£000
Not later than one year	1,368	1,322
Later than one year but not more than two years	1,189	1,169
Later than two years but not more than three years	1,061	1,105
Later than three years but not more than four years	709	(227)
Later than four years but not more than five years	580	1,937
More than five years	2,322	2,902
	<u>7,229</u>	<u>8,208</u>

### 17. Parent company

The immediate parent company is Land Securities Portfolio Management Limited.

The ultimate parent company and controlling party at 31 March 2020 was Land Securities Group PLC, which is registered in England and Wales. This is the largest parent company of the Group to consolidate these financial statements.

Consolidated financial statements for the year ended 31 March 2020 for Land Securities Group PLC can be obtained from the Company Secretary at the registered office of the ultimate parent company, 100 Victoria Street, London, SW1E 5JL, and from the Group website at [www.landsec.com](http://www.landsec.com). This is the largest and smallest Group to include these accounts in its consolidated financial statements.

### 18. Events after the end of the reporting period

In early 2020 the existence of Covid-19 was confirmed in China and has since spread across a number of countries, resulting in governments taking measures to limit the spread of the disease. Such measures include restrictions on the movement of people and social distancing, impacting the use of the office and retail space owned by the Company.

In the six months since year end to September 2020, yields on offices in cities excluding London in the UK remained stable at 4.75%, and retail yields in the UK have expanded from 8.00% to 8.50% per CBRE investment yields respectively at March 2020 and September 2020.

The impact of Covid-19 on investment property values continues to be actively monitored.