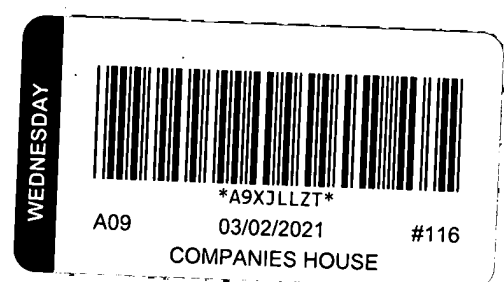


Registration number: 02366959

Broadgate Estates Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2020



Broadgate Estates Limited

Contents

Strategic Report	1 to 2
Directors' Report	3 to 4
Independent Auditors' Report	5 to 7
Profit and Loss Account	8
Statement of Comprehensive Income	9
Balance Sheet	10
Statement of Changes in Equity	11
Notes to the Financial Statements	12 to 21

Broadgate Estates Limited

Strategic Report for the Year Ended 31 March 2020

The directors present their Strategic Report for the year ended 31 March 2020.

Business review and principal activities

Broadgate Estates Limited ("the company") is a wholly owned subsidiary of The British Land Company PLC and operates as a constituent of The British Land Company PLC group of companies ("the group").

The company's principal activity is the provision of property management services in the United Kingdom (UK).

As shown in the company's Profit and Loss Account on page 8, the company's turnover of £24,863,433 has decreased by £11,614,601 compared with turnover of £36,478,034 in the prior year.

Turnover has decreased due to the disposal of the third party property management portfolio activity. On 9th May 2018, the company's ultimate holding company, The British Land Company PLC, announced that it had agreed to sell the third-party portfolio within its property management business, Broadgate Estates, to international real estate advisor Savills. The disposal occurred in tranches in the prior year.

The company received dividends from its direct subsidiaries as follows: Liverpool One Management Services Limited £nil (2019: £96,682), in the year.

Profit on ordinary activities before taxation is £257,499 compared to a profit on ordinary activities before taxation of £5,312,256 in the prior year.

Dividends of £11,000,000 (2019: £nil) were paid in the year.

The Balance Sheet on page 10 shows that the company's financial position at the year end has, in net assets terms, decreased compared with the prior year reflecting the dividends paid.

The value of investments held as at 31 March 2020 has remained consistent with 2019 as shown in note 11 to the company's Balance Sheet.

The company is a subsidiary of The British Land Company PLC. The company's strategy is the same as the group's strategy - to deliver an above average annualised total return to shareholders, which is achieved by creating attractive environments in the right places focused around the people who work, shop and live in them.

The Board of the group uses total return, to monitor the performance of the group. This is a measure of growth in total equity per share, adding back any current year dividend.

Any expected future developments of the company are determined by the strategy of the group.

For more information also see The British Land Company PLC group annual report.

The performance of the group, which includes the company, is discussed in the group's annual report which does not form part of this report.

Principal risks and uncertainties

This company is part of a large property investment group. As such, the fundamental underlying risks for this company are those of the property group as discussed below.

The group generates returns to shareholders through long-term investment decisions requiring the evaluation of opportunities arising in the following areas:

Broadgate Estates Limited

Strategic Report for the Year Ended 31 March 2020 (continued)

- demand for space from occupiers against available supply;
- identification and execution of investment and development strategies which are value enhancing;
- availability of financing or refinancing at an acceptable cost;
- economic cycles, including their impact on tenant covenant quality, interest rates, inflation and property values;
- legislative changes, including planning consents and taxation;
- engagement of development contractors with strong covenants;
- key staff changes; and
- environmental and health and safety policies.

The outbreak of Covid-19, declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, creates an unprecedented degree of uncertainty over both the severity of the above risks and the effectiveness of the above mitigating actions.

These opportunities also represent risks, the most significant being change to the value of the property portfolio. This risk has high visibility to directors and is considered and managed on a continuous basis. Directors use their knowledge and experience to knowingly accept a measured degree of market risk.

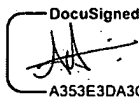
The group's preference for prime assets and their secure long term contracted rental income, primarily with upward only rent review clauses, presents lower risks than many other property portfolios.

The financial and political risks for the company are managed in accordance with the group financial risk management policy, as disclosed in the consolidated group financial statements. The general risk environment in which the group operates has remained heightened over the course of the year, this is largely due to the continued level of uncertainty associated with the impact of the UK's exit from the EU during the year, the continued deterioration in the UK retail market and weaker investment markets.

The company has no third party debt and no associated third party interest rate exposure.

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Approved by the Board on and signed on its behalf by:

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Ade Onagoruwa

Director

Broadgate Estates Limited

Directors' Report for the Year Ended 31 March 2020

The directors present their report and the audited financial statements for the year ended 31 March 2020.

Directors of the company

The directors, who held office during the year, and up to the date of signing the financial statements, were as follows:

C J Middleton (appointed 31 July 2019)
R C Stickland (appointed 22 November 2019)
L J L Tweedale (appointed 22 November 2019)
X C D Walker (resigned 18 October 2019)
J P D Sharpe (resigned 5 February 2020)
A O Onagoruwa
R K Nield
M R Manning (resigned 31 July 2019)
N F MacLaine
M R Evans
D I Lockyer (appointed 10 March 2020)

Directors' responsibilities statement

The directors acknowledge their responsibilities 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 prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law). 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 apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

The directors 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.

Directors' indemnities

A number of associated companies within the group have indemnified one or more of their current directors. The indemnity arrangements are qualifying indemnity provisions under the Companies Act 2006 and are currently in force at the date of this Annual Report.

Broadgate Estates Limited

Directors' Report for the Year Ended 31 March 2020 (continued)

Environmental matters

Across the group, The British Land Company PLC recognises the importance of its environmental responsibilities, monitors its impact on the environment and designs and implements policies to reduce any damage that might be caused by the group's activities. The company operates in accordance with group policies. The group's full sustainability report is available online at:
www.britishland.com/sustainability/reports-and-publications/2020

Going concern

The directors consider that the company has adequate resources to continue trading for the foreseeable future, with no external borrowings and a working capital cycle enabling the company to meet all liabilities as they fall due.

As a consequence of this the directors feel that the company is well placed to manage its business risks successfully despite the current economic climate and the uncertainty resulting from the outbreak of Covid-19. Accordingly, they believe the going concern basis is an appropriate one.

Subsequent Events

Details of significant events since the Balance Sheet date, if any, are contained in note 18.

Disclosure of information to the auditors

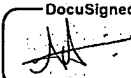
Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

Reappointment of independent auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution concerning their re-appointment will be proposed at the next Board Meeting.

01.02.2021 | 10:21 GMT

Approved by the Board on and signed on its behalf by:

DocuSigned by:

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Ade Onagoruwa

Director

Independent auditors' report to the members of Broadgate Estates Limited

Report on the audit of the financial statements

Opinion

In our opinion, Broadgate Estates Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Balance Sheet as at 31 March 2020; the Profit and Loss account, the Statement of Comprehensive Income, the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which 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.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance 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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Independent auditors' report to the members of Broadgate Estates Limited (continued)

Strategic Report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' Report for the year ended 31 March 2020 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they 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.

Auditors' 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 auditors' 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 FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

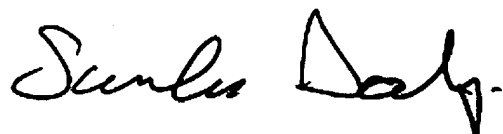
Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



Sandra Dowling (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
1 February 2021

Broadgate Estates Limited**Profit and Loss Account for the Year Ended 31 March 2020**

	Note	2020 £	2019 £
Turnover	4	24,863,433	36,478,034
Cost of sales		<u>(15,705,523)</u>	<u>(24,854,100)</u>
Gross profit		9,157,910	11,623,934
Administrative expenses		<u>(9,081,985)</u>	<u>(12,100,310)</u>
Operating profit/(loss)		<u>75,925</u>	<u>(476,376)</u>
Profit/(loss) on ordinary activities		75,925	(476,376)
Interest receivable and similar income	5	197,610	219,113
Interest payable and similar expenses	6	<u>(16,036)</u>	-
Profit/(loss) on ordinary activities		257,499	(257,263)
Gain on disposal of third party portfolio activities		<u>-</u>	<u>5,569,519</u>
Profit on activities before taxation		<u>257,499</u>	<u>5,312,256</u>
Taxation	10	<u>(98,661)</u>	<u>(1,284,542)</u>
Profit for the year		<u>158,838</u>	<u>4,027,714</u>

Turnover and results were derived from continuing operations within the United Kingdom.

The notes on pages 12 to 21 form an integral part of these financial statements.

Broadgate Estates Limited**Statement of Comprehensive Income for the Year Ended 31 March 2020**

	2020 £	2019 £
Profit for the year	<u>158,838</u>	<u>4,027,714</u>
Total comprehensive income for the year	<u><u>158,838</u></u>	<u><u>4,027,714</u></u>

The notes on pages 12 to 21 form an integral part of these financial statements.

Broadgate Estates Limited

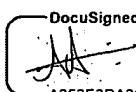
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Balance Sheet as at 31 March 2020

	Note	31 March 2020 £	31 March 2019 £
Fixed assets			
Investments	11	<u>102</u>	<u>101</u>
		<u>102</u>	<u>101</u>
Current assets			
Debtors	12	3,452,753	23,188,154
Cash at bank and in hand	13	<u>10,625,408</u>	<u>8,617,432</u>
		<u>14,078,161</u>	<u>31,805,586</u>
Creditors due within one year	14	<u>(9,405,111)</u>	<u>(16,291,373)</u>
Net current assets		<u>4,673,050</u>	<u>15,514,213</u>
Net assets		<u>4,673,152</u>	<u>15,514,314</u>
Capital and reserves			
Called up share capital	15	12,500	12,500
Profit and loss account		<u>4,660,652</u>	<u>15,501,814</u>
Total shareholders' funds		<u>4,673,152</u>	<u>15,514,314</u>

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Approved by the Board on and signed on its behalf by:

DocuSigned by:

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Ade Onagoruwa

Director

The notes on pages 12 to 21 form an integral part of these financial statements.

Broadgate Estates Limited**Statement of Changes in Equity for the Year Ended 31 March 2020**

	Share capital £	Profit and loss account £	Total £
Balance at 1 April 2018	12,500	11,474,100	11,486,600
Profit for the year	-	4,027,714	4,027,714
Total comprehensive income for the year	-	4,027,714	4,027,714
Balance at 31 March 2019	12,500	15,501,814	15,514,314
 Balance at 1 April 2019	 12,500	 15,501,814	 15,514,314
Profit for the year	-	158,838	158,838
Total comprehensive income for the year	-	158,838	158,838
Dividends paid in the year	-	(11,000,000)	(11,000,000)
Balance at 31 March 2020	12,500	4,660,652	4,673,152

The notes on pages 12 to 21 form an integral part of these financial statements.

Broadgate Estates Limited

Notes to the Financial Statements for the Year Ended 31 March 2020

1 General information

The company is a private company limited by share capital, incorporated and domiciled in England, United Kingdom.

The address of its registered office is:

York House
45 Seymour Street
London
W1H 7LX

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101").

The financial statements are prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. Instances in which advantage of the FRS 101 disclosure exemptions have been taken are set out below.

The financial statements have been prepared under the historical cost convention. Historical cost is generally based on the fair value of the consideration given in exchange for the assets.

These financial statements are separate financial statements. The company is exempt from the preparation of consolidated financial statements in accordance with Companies Act 2006 Section 400, because it is included in the group financial statements of The British Land Company PLC.

Summary of disclosure exemptions

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

- (a) The requirements of IAS 1 to provide a Balance Sheet at the beginning of the year in the event of a prior year adjustment;
- (b) The requirements of IAS 1 to provide a Statement of Cash flows for the year;
- (c) The requirements of IAS 1 to provide a statement of compliance with IFRS;
- (d) The requirements of IAS 1 to disclose information on the management of capital;
- (e) The requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors to disclose new IFRS's that have been issued but are not yet effective;
- (f) 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;
- (g) The requirements of paragraph 17 of IAS 24 Related Party Disclosures to disclose key management personnel compensation;
- (h) The requirements of IFRS 7 to disclose financial instruments; and

Broadgate Estates Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****2 Accounting policies (continued)**

- (i) The requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement to disclose information of fair value valuation techniques and inputs.

Disclosure exemptions for subsidiaries are permitted where the relevant disclosure requirements are met in the consolidated financial statements. Where required, equivalent disclosures are given in the group financial statements of The British Land Company PLC. The group financial statements of The British Land Company PLC are available to the public and can be obtained as set out in note 19.

Adoption status of relevant new financial reporting standards and interpretations

During the year the company adopted the following standards:

IFRS 16 - Leases

The new standard results in lessees bringing almost all operating leases on balance sheet as the distinction between operating and finance leases is removed. The accounting for lessors has not significantly changed. The Company does not hold any material leases as lessee therefore adoption of IFRS 16 has not had a material impact on the financial statements of the Company. The standard was applied using the modified retrospective approach.

Apart from the changes in the standards highlighted above, no other standards, interpretations and amendments effective for the first time from 1 April 2019 have had a material effect on the financial statements.

Going Concern

The directors consider that the company has adequate resources to continue trading for the foreseeable future, with no external borrowings and a working capital cycle enabling the company to meet all liabilities as they fall due.

As a consequence of this the directors feel that the company is well placed to manage its business risks successfully despite the current economic climate and the uncertainty resulting from the outbreak of Covid-19. Accordingly, they believe the going concern basis is an appropriate one.

Revenue

Revenue arises on fees incurred in respect of estate management and the provision of property services and is recognised on an accruals basis, net of value added tax.

Taxation

Current tax is based on taxable profit for the year and is calculated using tax rates that have been enacted or substantively enacted. Taxable profit differs from net profit as reported in the Profit and Loss Account because it excludes items of income or expense that are not taxable (or tax deductible).

Deferred tax is provided on items that may become taxable at a later date, on the difference between the balance sheet value and tax base value, on an undiscounted basis.

Tangible assets

Property, plant and equipment is stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of property, plant and equipment includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class

Fixture and fittings

Depreciation method and rate

Straight line: 10 % per annum

Investments

Fixed asset investments are stated at the lower of cost and the underlying net asset value of the investments.

Broadgate Estates Limited

**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)**

2 Accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

Debtors

Trade and other debtors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate. The Company calculates the expected credit loss for debtors based on lifetime expected credit losses under the IFRS 9 simplified approach.

Creditors

Trade and other creditors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate.

Dividends

Dividend distribution to the company's shareholders is recognised as a liability in the company's financial statements in the period in which the dividends are approved by the company's shareholders.

Defined contribution pension obligation

The amount charged to the profit and loss account in respect of defined contribution pension costs and other post-retirement benefit is the contribution payable in the year. Difference between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

3 Significant accounting judgements and key sources of estimation uncertainty

The key source of estimation uncertainty relates to the valuation of investments. The potential for management to make judgements or estimates relating to those items which would have a significant impact on the financial statements is considered, by the nature of the group's business, to be limited.

Broadgate Estates Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****4 Turnover**

The analysis of the company's turnover for the year from continuing operations is as follows:

	2020 £	2019 £
Property management services revenue	24,863,433	36,478,034
	<u>24,863,433</u>	<u>36,478,034</u>

5 Interest receivable and similar income

	2020 £	2019 £
Interest income on bank deposits	197,610	122,431
Dividend income	-	96,682
	<u>197,610</u>	<u>219,113</u>

6 Interest payable and similar expenses

	2020 £	2019 £
Other finance costs	16,036	-
	<u>16,036</u>	<u>-</u>

7 Directors' remuneration

The directors' remuneration for the year was as follows:

	2020 £	2019 £
Salaries and fees	1,378,862	2,207,145
Other emoluments (including pension contributions)	159,356	538,138
	<u>1,538,218</u>	<u>2,745,283</u>

Remuneration of the highest paid director:

	2020 £	2019 £
Total emoluments	<u>289,930</u>	<u>558,712</u>

Loans made to directors during the year, repayable in monthly instalments over 12 months and at no interest, were as follows:

Broadgate Estates Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****7 Directors' remuneration (continued)**

	2020 £	2019 £
N F Maclaine	4,251	4,398
A O Onagoruwa	3,204	3,105
M R Evans	3,288	3,187
	<u>10,743</u>	<u>10,690</u>

8 Auditors' remuneration

Audit fees of £26,970 (2019: £14,750 were paid) are deemed payable to PricewaterhouseCoopers LLP in respect of the audit of the financial statements for the year ended 31 March 2020.

No non-audit fees (2019: £nil) were paid to PricewaterhouseCoopers LLP.

9 Staff costs

The aggregate payroll costs were as follows:

	2020 £	2019 £
Administration wages and salaries	5,122,728	5,995,658
Cost of sales wages and salaries	9,513,638	11,134,793
Social security costs	1,589,183	1,914,191
Pension costs	1,121,423	1,546,532
	<u>17,346,972</u>	<u>20,591,174</u>

Average number of employees, including directors, of the company during the year was 199 (2019: 287)

10 Taxation

	2020 £	2019 £
Current taxation		
UK corporation tax	89,272	1,440,190
UK corporation tax adjustment to prior periods	-	44
	<u>89,272</u>	<u>1,440,234</u>
Deferred taxation		
Arising from origination and reversal of temporary differences	<u>9,389</u>	<u>(155,692)</u>
Tax charge in the profit and loss account	<u>98,661</u>	<u>1,284,542</u>

Broadgate Estates Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****10 Taxation (continued)**

	2020 £	2019 £
Tax reconciliation		
Profit on ordinary activities before taxation	<u>257,499</u>	<u>5,312,256</u>
Tax on profit on ordinary activities at UK corporation tax rate of 19% (2019: 19%)	<u>48,925</u>	<u>1,009,329</u>
Effects of:		
Capital allowances	(39,433)	(49,461)
Taxable transfer pricing adjustments	47,972	36,169
Expenses not allowable	31,808	444,153
Prior period adjustment	-	44
Arising from origination and reversal of temporary differences	<u>9,389</u>	<u>(155,692)</u>
Total tax charge	<u><u>98,661</u></u>	<u><u>1,284,542</u></u>

A reduction in the UK corporation tax rate from 19% to 17% (effective from 1 April 2020) was substantially enacted on 6 September 2016. This rate reduction has been reflected in the calculation of deferred tax on the Balance Sheet date, where relevant.

Deferred tax

Deferred tax movement during the year:

	At 1 April 2019 £	Recognised in income £	At 31 March 2020 £
Accelerated tax depreciation	<u>255,372</u>	<u>(9,389)</u>	<u>245,983</u>

Deferred tax movement during the prior year:

	At 1 April 2018 £	Recognised in income £	At 31 March 2019 £
Accelerated tax depreciation	<u>99,680</u>	<u>155,692</u>	<u>255,372</u>

Broadgate Estates Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****11 Investments**

	Shares in subsidiaries £	Investments in Joint Ventures £	Total £
Underlying net asset value of investment			
1 April 2019	101	-	101
Transfers	1	-	1
31 March 2020	102	-	102
Underlying net asset value of investment			
1 April 2018	11,209	500	11,709
Disposals	(11,108)	(500)	(11,608)
31 March 2019	101	-	101
Provision for underlying net asset change			
31 March 2020	-	-	-
31 March 2019	-	-	-
At cost			
31 March 2020	102	-	102
31 March 2019	101	-	101

Details of the subsidiaries as at 31 March 2020 are as follows:

Subsidiary	Principal activity	Interest	Country
Vicinitee Limited	Property management services	100%	United Kingdom
Broadgate Estates People Management Limited	Property management services	100%	United Kingdom
Comgenic Limited	Dormant	100%	United Kingdom

On 27th January 2020 the directors approved the transfer of the entire issued share capital of the dormant company Comgenic Limited to Broadgate Estates Limited from Vicinitee Limited. The consideration payable was £1.

All investments based in the United Kingdom have a registered address of York House, 45 Seymour Street, London, W1H 7LX.

Broadgate Estates Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****12 Debtors**

	31 March 2020 £	31 March 2019 £
Trade debtors	2,263,530	8,257,849
Provision for impairment of trade debtors	(534,761)	(890,602)
Net trade debtors	1,728,769	7,367,247
Amounts due from related parties	964,370	14,828,812
Other debtors	513,631	736,723
Deferred tax assets	245,983	255,372
	3,452,753	23,188,154

Debtors from related parties relate to amounts due from group companies which are repayable on demand. There is no interest charged on these balances.

13 Cash and cash equivalents

	31 March 2020 £	31 March 2019 £
Cash at bank	10,625,408	8,617,432
	10,625,408	8,617,432

Broadgate Estates Limited**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)****14 Creditors due within one year**

	31 March 2020 £	31 March 2019 £
Trade creditors	27,204	238,007
Accrued expenses and deferred income	7,726,041	13,370,587
Amounts due to related parties	814,832	311,357
Social security and other taxes	837,034	2,371,422
	9,405,111	16,291,373

At the end of March 2019 the company invoiced £3.9m in relation to the April to June 2019 management fees and staff cost recoveries. This was done early due to system changes taking place in the quarter.

Amounts due to related parties relate to amounts owed to group companies which are repayable on demand. Interest is charged on these balances in accordance with the group policy on intercompany loan accounts.

15 Share capital**Allotted, called up and fully paid shares**

	No.	31 March 2020 £	No.	31 March 2019 £
50,000 Ordinary shares of £1 each, called up to the extent of £0.25 each	50,000	12,500	50,000	12,500

16 Capital commitments

The total amount contracted for but not provided in the financial statements was £nil (2019: £nil)

17 Contingent liabilities

The company is jointly and severally liable with the ultimate holding company and fellow subsidiaries for all monies falling due under the group VAT registration.

18 Subsequent events

There have been no significant events since the year end.

Broadgate Estates Limited

**Notes to the Financial Statements for the Year Ended 31 March 2020
(continued)**

19 Parent and ultimate parent undertaking

The immediate parent company is BL Residual Holding Company Limited.

The British Land Company PLC is the smallest and largest group for which group financial statements are available and which include the company. The ultimate holding company and controlling party is The British Land Company PLC. Group financial statements for this company are available on request from British Land, York House, 45 Seymour Street, London, W1H 7LX.