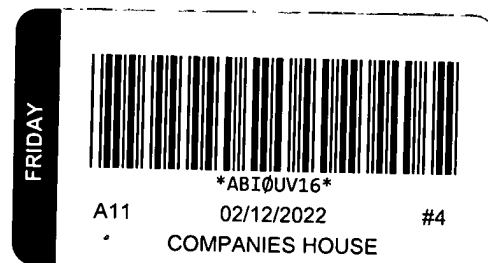


Registration number: 02366959

British Land Property Services Limited (formerly Broadgate Estates Limited)

Annual Report and Financial Statements

for the Year Ended 31 March 2022



British Land Property Services Limited (formerly Broadgate Estates Limited)

Contents

Strategic Report	1 to 2
Directors' Report	3 to 4
Independent Auditors' Report	5 to 8
Profit and Loss Account	9
Statement of Comprehensive Income	10
Balance Sheet	11
Statement of Changes in Equity	12
Notes to the Financial Statements	13 to 23

British Land Property Services Limited (formerly Broadgate Estates Limited)

Strategic Report for the Year Ended 31 March 2022

The directors present their Strategic Report for the year ended 31 March 2022.

Business review and principal activities

British Land Property Services Limited (formerly 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 9, the company's turnover of £26,602,704 has increased by £2,355,183 compared with turnover of £24,247,521 in the prior year.

Profit on ordinary activities before taxation is £2,428,334 compared to a profit on ordinary activities before taxation of £2,719,956 in the prior year. In April 2021, the company disposed of its investment in Vicinitree Ltd to Equiem Holdings PTY Ltd. In return for this disposal, the company acquired a minority shareholding in Equiem Holdings PTY Ltd for a consideration of £2m. A revaluation loss of £1,999,999 was recognised as at 31 March 2022 in respect of this investment in Equiem Holdings PTY Ltd (2021 £nil). The revaluation loss has arisen due to the financial performance of Equiem Holdings PTY in the year since acquisition.

Dividends of £nil (2021: £5,000,000) 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, increased compared with the prior year.

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.

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.

British Land Property Services Limited (formerly Broadgate Estates Limited)

Strategic Report for the Year Ended 31 March 2022 (continued)

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:

- 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.

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.

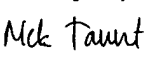
The group's preference for prime assets and their secure long term contracted rental income, primarily with upward only rent review clauses, presents lower risks than many other property portfolios.

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

The general risk environment in which the group operates has remained heightened during the period due to the continued impact of Covid-19, and the emergence of the UK economy from the pandemic, including related challenges in parts of the UK retail market and macroeconomic headwinds through rising inflation. Despite this the general risk environment is considered to have improved during the year with lifting of lockdown restrictions for the majority of the year, and improved activity in the UK economy and wider global investment markets.

Approved by the Board on 30.11.2022 and signed on its behalf by:

DocuSigned by:

A138C1505C2549E.....
Nick Taunt

Director

British Land Property Services Limited (formerly Broadgate Estates Limited)

Directors' Report for the Year Ended 31 March 2022

The directors present their report and the audited financial statements for the year ended 31 March 2022.

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 (resigned 31 March 2022)

R C Stickland

L J L Tweedale (resigned 6 June 2021)

A O Onagoruwa

D I Lockyer

R K Nield

N F MacLaine

M R Evans

N Taunt (appointed 18 March 2022)

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.

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:

<http://www.britishland.com/sustainability/reporting/latest-reporting>

In preparing the financial statements, the impact of climate change has been considered. Whilst noting the group's commitment to sustainability, there has not been a material impact on the financial reporting judgements and estimates arising from our considerations, which include physical climate and transitional risk assessments conducted by the group.

British Land Property Services Limited (formerly Broadgate Estates Limited)

Directors' Report for the Year Ended 31 March 2022 (continued)

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 financing and other business risks satisfactorily despite the uncertain economic climate, and have a reasonable expectation that the Company and the Group have adequate resources to continue in operation for at least 12 months from the signing date of these financial statements. 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 19.

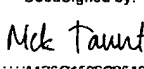
Disclosure of information to the auditors

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

Approved by the Board on 30.11.2022 and signed on its behalf by:

DocuSigned by:

A136C1505C2549E...
Nick Taunt

Director

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BRITISH LAND PROPERTY SERVICES LIMITED (FORMERLY BROADGATE ESTATES LIMITED)

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2022 and of its profit 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.

We have audited the financial statements of British Land Property Services Limited (formerly Broadgate Estates Limited) ("the Company") for the year ended 31 March 2022 which comprise the profit and loss account, the statement of comprehensive income, the balance sheet, the statement of changes in equity and notes to the financial statements, 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 Financial Reporting Standard 101 'Reduced Disclosure Framework' (United Kingdom Generally Accepted Accounting Practice)

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

Independence

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.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

Other information

The Directors are responsible for the other information. The other information comprises all of the information in the Annual Report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BRITISH LAND PROPERTY SERVICES LIMITED (FORMERLY BROADGATE ESTATES LIMITED) (CONTINUED)

Other information (continued)

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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 in this regard.

Other Companies Act 2006 reporting

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.

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 or 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.

Responsibilities of Directors

As explained more fully in the Directors' responsibilities statement, 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 qualifying 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 qualifying Company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BRITISH LAND PROPERTY SERVICES LIMITED (FORMERLY BROADGATE ESTATES LIMITED) (CONTINUED)

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.

Extent to which the audit was capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We gained an understanding using our general commercial and sector experience and through discussion with the Directors and other senior management of the legal and regulatory framework applicable to the Limited Company and the industry in which it operates, and considered the risk of acts by the Company that were contrary to applicable laws and regulations, including fraud;
- We enquired of management and the Directors as to their identification of any non-compliance with laws or regulations, or any actual or potential claims;
- We performed our own checks of compliance with relevant areas identified which included financial reporting legislation (including related companies legislation), distributable profits legislation, taxation legislation, health & safety and anti-money laundering;
- We communicated identified laws and regulations and potential fraud risks throughout our team and remained alert to any indications of non-compliance or fraud throughout the audit;
- We agreed the financial statement disclosures to underlying supporting documentation to assess compliance with those laws and regulations having an impact on the financial statements;
- We reviewed Board meeting minutes and enquired of the Directors and management as to the risks of non-compliance and any instances thereof;
- We challenged assumptions and judgements made by management in their significant accounting estimates, in particular in relation to the valuation of investment property;
- In relation to the risk of management override of internal controls, we undertook procedures to review journal entries processed during and subsequent to the year end and evaluated whether there was a risk of material misstatement due to fraud; and
- We designed audit procedures to respond to the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BRITISH LAND PROPERTY SERVICES LIMITED (FORMERLY BROADGATE ESTATES LIMITED) (CONTINUED)

Auditor's responsibilities for the audit of the financial statements (continued)

A further description of our responsibilities is available 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.

DocuSigned by:

Chris Young

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Christopher Young (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
London, UK

Date: 30 November 2022

BDO LLP is a limited liability Company registered in England and Wales (with registered number OC305127).

British Land Property Services Limited (formerly Broadgate Estates Limited)**Profit and Loss Account for the Year Ended 31 March 2022**

	Note	2022 £	2021 £
Turnover	4	26,602,704	24,247,521
Cost of sales		<u>(16,465,542)</u>	<u>(14,459,984)</u>
Gross profit		10,137,162	9,787,537
Administrative expenses		<u>(7,616,751)</u>	<u>(7,018,505)</u>
Operating profit		<u>2,520,411</u>	<u>2,769,032</u>
Gain from disposals of investments	11	1,903,214	-
Revaluation of investments	11	<u>(1,999,999)</u>	<u>-</u>
Profit on ordinary activities		2,423,626	2,769,032
Interest receivable and similar income	5	4,708	54,221
Interest payable and similar expenses	6	<u>-</u>	<u>(103,297)</u>
Profit on activities before taxation		<u>2,428,334</u>	<u>2,719,956</u>
Taxation	10	<u>30,694</u>	<u>(562,734)</u>
Profit for the year		<u>2,459,028</u>	<u>2,157,222</u>

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

The notes on pages 13 to 23 form an integral part of these financial statements.

British Land Property Services Limited (formerly Broadgate Estates Limited)

Statement of Comprehensive Income for the Year Ended 31 March 2022

	2022 £	2021 £
Profit for the year	<u>2,459,028</u>	<u>2,157,222</u>
Total comprehensive income for the year	<u><u>2,459,028</u></u>	<u><u>2,157,222</u></u>

The notes on pages 13 to 23 form an integral part of these financial statements.

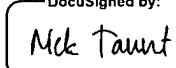
British Land Property Services Limited (formerly Broadgate Estates Limited)

(Registration number: 02366959)

Balance Sheet as at 31 March 2022

	Note	31 March 2022 £	31 March 2021 £
Fixed assets			
Intangible assets	12	54,514	22,510
Investments	11	3	102
		<u>54,517</u>	<u>22,612</u>
Current assets			
Debtors	13	7,668,260	3,808,631
Cash at bank and in hand	14	4,920,723	10,891,830
		<u>12,588,983</u>	<u>14,700,461</u>
Creditors due within one year	15	(8,354,098)	(12,892,699)
Net current assets		<u>4,234,885</u>	<u>1,807,762</u>
Net assets		<u>4,289,402</u>	<u>1,830,374</u>
Capital and reserves			
Called up share capital	16	12,500	12,500
Profit and loss account		<u>4,276,902</u>	<u>1,817,874</u>
Total shareholders' funds		<u>4,289,402</u>	<u>1,830,374</u>

Approved by the Board on 30.11.2022 and signed on its behalf by:

DocuSigned by:

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 Nick Taunt
 Director

The notes on pages 13 to 23 form an integral part of these financial statements.

British Land Property Services Limited (formerly Broadgate Estates Limited)**Statement of Changes in Equity for the Year Ended 31 March 2022**

	Share capital £	Profit and loss account £	Total £
Balance at 1 April 2020	12,500	4,660,652	4,673,152
Profit for the year	-	2,157,222	2,157,222
Total comprehensive income for the year	-	2,157,222	2,157,222
Dividends paid in the year	-	(5,000,000)	(5,000,000)
Balance at 31 March 2021	12,500	1,817,874	1,830,374
 Balance at 1 April 2021	 12,500	 1,817,874	 1,830,374
Profit for the year	-	2,459,028	2,459,028
Total comprehensive income for the year	-	2,459,028	2,459,028
Balance at 31 March 2022	12,500	4,276,902	4,289,402

The notes on pages 13 to 23 form an integral part of these financial statements.

British Land Property Services Limited (formerly Broadgate Estates Limited)

Notes to the Financial Statements for the Year Ended 31 March 2022

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

British Land Property Services Limited (formerly Broadgate Estates Limited)

**Notes to the Financial Statements for the Year Ended 31 March 2022
(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 20.

Adoption status of relevant new financial reporting standards and interpretations

In the current financial year the Company has adopted a number of minor amendments to standards effective in the year, none of which have had a material impact on the Company.

These amendments include IFRS 16 - Covid-19 Related Rent Concessions, and amendments to IFRS 9, IFRS 7, IFRS 4 and IFRS 16 Interest Rate Benchmark Reform - Phase 2.

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 financing and other business risks satisfactorily despite the uncertain economic climate, and have a reasonable expectation that the Company and the Group have adequate resources to continue in operation for at least 12 months from the signing date of these financial statements. 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.

Intangible assets

The expenditure that is capitalised includes IT purchases and the directly attributable employee costs. Development costs previously recognised as an expense, are not recognised as an asset in a subsequent period.

Amortisation

Amortisation is provided on intangible assets so as to write off the cost, less any estimated residual value, over their expected useful economic life as follows:

Asset class

Development costs

Amortisation method and rate

Straight line over 3yrs

Investments

Fixed asset investments are classified as fair value through profit or loss and are initially recorded at fair value and subsequently re-valued on the same basis at the balance sheet date.

British Land Property Services Limited (formerly Broadgate Estates Limited)

**Notes to the Financial Statements for the Year Ended 31 March 2022
(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 Critical accounting judgements and key sources of estimation uncertainty

In applying the Group's accounting policies, the Directors are required to make critical accounting judgements and assess key sources of estimation uncertainty that affect the financial statements.

The general risk environment in which the Company operates has remained heightened during the period due to the continued impact of Covid-19, and the emergence of the UK economy from the pandemic, including related challenges in parts of the UK retail market and macroeconomic headwinds through rising inflation. Despite this the general risk environment is considered to have improved during the year with lifting of lockdown restrictions for the majority of the year, and improved activity in the UK economy and wider global investment markets.

The emergence of the conflict in Ukraine in February 2022 has led to increased global economic uncertainty with sanctions imposed upon Russia and heightened political and diplomatic tensions. The Directors do not consider the conflict at this stage to have had a material impact on the Company's financial statements owing to the nature of the Company's UK focused operations and limited exposure to Ukrainian and Russian businesses. The Directors are closely monitoring the conflict for any future developments that may change the risk environment in which the Company operates.

Key sources of estimation uncertainty

The key source of estimation uncertainty relates specifically to the fair valuation of the investment in Equiem Holdings PTY Limited. As part of the Directors fair value process, a degree of inherent subjectivity has been employed, specifically owing to the nature of the underlying investment's business and financial performance, in addition to the availability of comparable transactional market evidence. A change in the assumptions used to determine the investment's fair value, may result in a material movement in the fair value in future periods.

Critical accounting judgements

The directors do not consider there to be any other critical accounting judgements in the preparation of the Company financial statements.

British Land Property Services Limited (formerly Broadgate Estates Limited)**Notes to the Financial Statements for the Year Ended 31 March 2022
(continued)****4 Turnover**

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

	2022 £	2021 £
Property management services revenue	26,602,704	24,247,521
	<u>26,602,704</u>	<u>24,247,521</u>

5 Interest receivable and similar income

	2022 £	2021 £
Interest income on bank deposits	4,708	54,221
	<u>4,708</u>	<u>54,221</u>

6 Interest payable and similar expenses

	2022 £	2021 £
Interest payable on amounts owed to group companies	-	103,297
	<u>-</u>	<u>103,297</u>

7 Directors' remuneration

The directors' remuneration for the year was as follows:

	2022 £	2021 £
Salaries and fees	960,481	909,850
Other emoluments (including pension contributions)	95,682	102,464
	<u>1,056,163</u>	<u>1,012,314</u>

Remuneration of the highest paid director:

	2022 £	2021 £
	310,396	281,253

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

British Land Property Services Limited (formerly Broadgate Estates Limited)**Notes to the Financial Statements for the Year Ended 31 March 2022
(continued)****7 Directors' remuneration (continued)**

	2022 £	2021 £
M R Evans	3,469	-
	<u>3,469</u>	<u>-</u>

8 Auditors' remuneration

A notional charge of £21,250 (2021: £3,000) is deemed payable to BDO LLP in respect of the audit of the financial statements for the year ended 31 March 2022. Actual amounts payable to BDO LLP are paid at group level by The British Land Company PLC.

No non-audit fees (2021: £nil) were paid to BDO LLP.

9 Staff costs

The aggregate payroll costs were as follows:

	2022 £	2021 £
Administration wages and salaries	5,540,317	4,684,028
Cost of sales wages and salaries	10,289,160	8,698,909
Social security costs	1,679,591	1,349,555
Pension costs	1,163,880	1,001,714
	<u>18,672,948</u>	<u>15,734,206</u>

Average number of employees, including directors, of the company during the year was 194 (2021: 206)

British Land Property Services Limited (formerly Broadgate Estates Limited)**Notes to the Financial Statements for the Year Ended 31 March 2022
(continued)****10 Taxation**

	2022 £	2021 £
Current taxation		
UK corporation tax	-	529,682
Deferred taxation		
Arising from origination and reversal of temporary differences	(30,694)	33,052
Tax (credit)/charge in the profit and loss account	(30,694)	562,734
	2022 £	2021 £
Tax reconciliation		
Profit on ordinary activities before taxation	4,428,333	2,719,955
Tax on profit on ordinary activities at UK corporation tax rate of 19% (2021: 19%)	841,383	516,791
Effects of:		
Capital allowances	(33,052)	(33,052)
(Income not taxable)/Expenses not allowable	(333,795)	45,943
Group relief	(474,536)	-
Arising from origination and reversal of temporary differences	(30,694)	33,052
Total tax (credit)/charge	(30,694)	562,734

On 24 May 2021 legislation was substantially enacted to increase the corporation tax rate to 25% from 1 April 2023. Where relevant this has been reflected in the deferred tax calculation.

British Land Property Services Limited (formerly Broadgate Estates Limited)**Notes to the Financial Statements for the Year Ended 31 March 2022
(continued)****Deferred tax**

Deferred tax movement during the year:

	At 1 April 2021 £	Recognised in income £	At 31 March 2022 £
Accelerated tax depreciation	212,931	30,694	243,625

Deferred tax movement during the prior year:

	At 1 April 2020 £	Recognised in income £	At 31 March 2021 £
Accelerated tax depreciation	245,983	(33,052)	212,931

British Land Property Services Limited (formerly Broadgate Estates Limited)**Notes to the Financial Statements for the Year Ended 31 March 2022
(continued)****11 Investments**

	Shares in subsidiaries £	Other Investments £	Total £
Underlying value of investment			
1 April 2021	102	-	102
Additions	-	2,000,000	2,000,000
Revaluation of investments	-	(1,999,999)	(1,999,999)
Disposals	(100)	-	(100)
31 March 2022	<u>2</u>	<u>1</u>	<u>3</u>
Underlying value of investment			
1 April 2020	102	-	102
31 March 2021	<u>102</u>	<u>-</u>	<u>102</u>
Revaluation			
1 April 2021	-	-	-
Revaluation of investments	-	(1,999,999)	(1,999,999)
31 March 2022	<u>-</u>	<u>(1,999,999)</u>	<u>(1,999,999)</u>
31 March 2021	<u>-</u>	<u>-</u>	<u>-</u>
At cost			
31 March 2022	<u>2</u>	<u>2,000,000</u>	<u>2,000,002</u>
31 March 2021	<u>102</u>	<u>-</u>	<u>102</u>

Details of the subsidiaries as at 31 March 2022 are as follows:

Subsidiary	Principal activity	Interest	Country
British Land People Management Services Limited (formerly Broadgate Estates People Management Limited)	Property management services	100%	United Kingdom
Comgenic Limited	Dormant	100%	United Kingdom

On 22nd April 2021 the company sold its entire interest in Vicinitee Ltd, resulting in a gain on disposal of £1,903,214. In return, it received 2,342,353 ordinary shares in Equiem Holdings PTY Ltd valued at £2m. Based upon the financial performance of Equiem Holdings PTY LTD since acquisition, a revaluation loss of £1,999,999 has been recognised as at 31 March 2022.

British Land Property Services Limited (formerly Broadgate Estates Limited)**Notes to the Financial Statements for the Year Ended 31 March 2022
(continued)****11 Investments (continued)**

The Company's subsidiaries are all based in the United Kingdom and have a registered address of York House, 45 Seymour Street, London, W1H 7LX.

12 Intangible assets

	Internally generated software development costs £	Total £
Cost or valuation		
At 1 April 2021	22,510	22,510
Additions	56,670	56,670
At 31 March 2022	79,180	79,180
Amortisation		
At 1 April 2021	-	-
Amortisation charge	24,666	24,666
At 31 March 2022	24,666	24,666
Carrying amount		
At 31 March 2022	54,514	54,514
At 31 March 2021	22,510	22,510

British Land Property Services Limited (formerly Broadgate Estates Limited)**Notes to the Financial Statements for the Year Ended 31 March 2022
(continued)****13 Debtors**

	31 March 2022 £	31 March 2021 £
Trade debtors	2,803,107	1,981,994
Provision for impairment of trade debtors	(101,800)	(120,312)
Net trade debtors	2,701,307	1,861,682
Amounts due from related parties	4,363,440	1,356,616
Other debtors	359,888	377,402
Deferred tax assets	243,625	212,931
	7,668,260	3,808,631

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

14 Cash at bank and in hand

	31 March 2022 £	31 March 2021 £
Cash at bank	4,920,723	10,891,830
	4,920,723	10,891,830

15 Creditors due within one year

	31 March 2022 £	31 March 2021 £
Trade creditors	805	19,325
Accrued expenses and deferred income	7,598,424	8,179,416
Amounts due to related parties	242,274	4,175,818
Social security and other taxes	512,595	518,140
	8,354,098	12,892,699

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.

British Land Property Services Limited (formerly Broadgate Estates Limited)**Notes to the Financial Statements for the Year Ended 31 March 2022
(continued)****16 Share capital****Allotted, called up and fully paid shares**

	No.	31 March 2022 £	No.	31 March 2021 £
50,000 Ordinary shares of £1 each, called up to the extent of £0.25 each	50,000	12,500	50,000	12,500

17 Capital commitments

The total amount contracted for but not provided in the financial statements was £nil (2021: £nil)

18 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.

19 Subsequent events

Pursuant to a special resolution dated 8th August 2022, Broadgate Estates Limited has changed its company name to British Land Property Services Limited.

20 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.