

THE COMPANIES ACT 2006
PRIVATE COMPANY LIMITED BY SHARES

LS TIMES SQUARE LIMITED
("Company")

COMPANY NO. 02397775

SOLVENCY STATEMENT

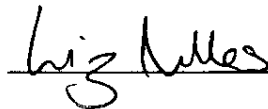
We, the undersigned, being all the Directors of the Company, make the following solvency statement ("Statement") pursuant to section 642 of the Companies Act 2006 ("Act") in support of a proposed written resolution to reduce the Company's share capital in accordance with the terms of the written resolution.

We have formed the opinion, with regard to the Company's situation at the date of this Statement ("Statement Date"), that there is no ground on which the Company could then be found to be unable to pay (or otherwise discharge) its debts in the 12-month period following the Statement Date, and we have also formed the opinion:

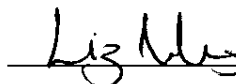
- (i) if it is intended to commence the winding up or other dissolution of the Company within twelve months of the Statement Date, that the Company will be able to pay (or otherwise discharge) its debts in full within 12 months of the commencement of the winding-up; or
- (ii) in any other case, that the Company will be able to pay (or otherwise discharge) its debts as they fall due during the 12-month period immediately following the Statement Date.

In forming the above opinions, we have taken into account all of the Company's liabilities (including any contingent and prospective liabilities).

This statement was made on 22 November 2019 by:

 E Miles, Director

 LS Director Limited, Director

 Land Securities Management Services Limited, Director

