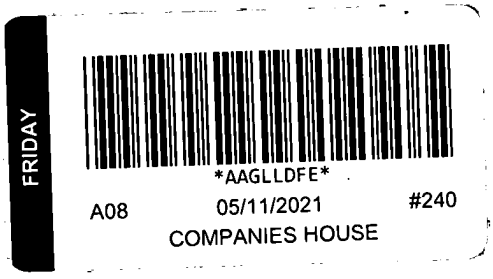
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Registration number: 02725156

British Land Offices Limited

Unaudited Financial Statements

for the Year Ended 31 March 2021



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British Land Offices Limited

(Registration number: 02725156)

Balance Sheet as at 31 March 2021

	Note	31 March 2021 £	31 March 2020 £
Current assets			
Debtors	2	**12,631,925**	12,631,925
Net current assets		12,631,925	12,631,925
Net assets		12,631,925	12,631,925
Capital and reserves			
Share capital	3	**2**	2
Profit and loss account		**12,631,923**	12,631,923
Total shareholders' funds		12,631,925	12,631,925

For the financial year ending 31 March 2021 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

22.10.2021 | 14:48 BST

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

DocuSigned by:

84927A1E0B474E8...

Gavin Bergin

Director

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British Land Offices Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021

1 Accounting policies

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.

Profit and loss
No profit and loss account has been presented as the company has had no significant accounting transactions, as defined by Companies Act 2006, during the accounting period.

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.

2 Debtors

	31 March 2021 £	31 March 2020 £
Amounts due from related parties	**12,631,925**	12,631,925
	12,631,925	12,631,925

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

3 Share capital

Allotted, called up and fully paid shares

	No.	31 March 2021 £	No.	31 March 2020 £
Ordinary shares of £1 each	2	2	2	2

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Notes to the Unaudited Financial Statements for the Year Ended 31 March 2021 (continued)

4 Parent and ultimate parent undertaking

The immediate parent company is Pillar Property Group 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.