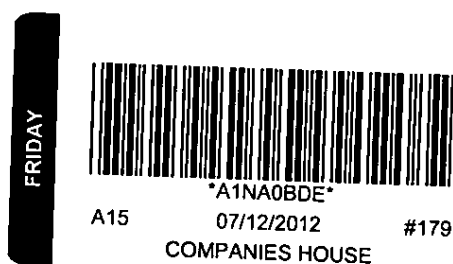

British Land Hercules No.1 Limited

Unaudited Financial Statements

Year ended 31 March 2012



Company number 3527580

British Land Hercules No 1 Limited

**BALANCE SHEET
as at 31 March 2012**


	Note	2012 £	£	2011 £	£
Current assets					
Debtors - due within one year	3	30,134,548		30,134,548	
		<u>30,134,548</u>		<u>30,134,548</u>	
Creditors due within one year	4	(256,704)		(256,704)	
		<u></u>		<u></u>	
Net current assets		29,877,844		29,877,844	
Total assets less current liabilities		<u>29,877,844</u>		<u>29,877,844</u>	
Net assets		<u>29,877,844</u>		<u>29,877,844</u>	
Capital and reserves					
Called up share capital	5		1		1
Profit and loss account		29,877,843		29,877,843	
Shareholders' funds		<u>29,877,844</u>		<u>29,877,844</u>	

For the year ending 31 March 2012 the company was entitled to exemption from audit under Section 480 of the Companies Act 2006 relating to dormant companies

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

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of accounts

The financial statements of British Land Hercules No 1 Limited, company number 3527580, were approved by the Board of Directors on 6 December 2012 and signed on its behalf by


P. Martin
Director

British Land Hercules No 1 Limited

**Notes to the accounts
for the year ended 31 March 2012**

Accounting policy

1 Accounting basis

The accounts have been prepared in accordance with applicable Accounting Standards and under the historical cost convention

2 Profit and loss

No profit and loss account is presented with these financial statements because the company has not received income, incurred expenditure or recognised any gains or losses during either the year under review or the preceding financial year. There have been no movements in shareholders' funds during the year under review or the preceding financial year.

3 Debtors

	2012	2011
	£	£
Current debtors (receivable within one year)		
Amounts owed by group companies - current accounts	30,134,548	30,134,548
	<u>30,134,548</u>	<u>30,134,548</u>

4 Creditors due within one year

	2012	2011
	£	£
Corporation tax	256,704	256,704
	<u>256,704</u>	<u>256,704</u>

5 Share capital

	2012	2011
	£	£
Issued share capital - allotted, called up and fully paid		
Ordinary Shares of £1 00 each		
Balance as at 1 April and as at 31 March 1 share	<u>1</u>	<u>1</u>

6 Immediate parent and ultimate holding company

The immediate parent company is Pillar Property Group Limited

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