Registered number: 03585923

# LS WEST INDIA QUAY LIMITED

## FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

# DIRECTORS' REPORT
# FOR THE YEAR ENDED 31 MARCH 2021

The directors of LS West India Quay Limited (the 'Company') present their report and the audited financial statements for the year ended 31 March 2021.

**Directors' responsibilities statement**

The directors are responsible for preparing the Directors' Report and the audited financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare audited financial statements for each financial year. Under that law the directors have elected to prepare the audited financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. Under company law the directors must not approve the audited 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 audited financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and acccunting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the audited 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 to enable them to ensure that the audited financial statements comply with the Companies Act 2006. They 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.

**Change of name**

On the 4 August 2020, the Company changed its name from X-Leisure (Edinburgh) Limited to LS West India Quay Limited.

**Change of immediate parent company**

On 8 September 2020, the previous immediate parent company Land Securities SPV's Limited sold 100% of the share capital of the Company to Land Securities Portfolio Management Limited.

**Principal activity, review of the business and future developments**

The Company commenced its business of investment holding in the United Kingdom during the year, having previously been dormant. No changes in the Company's principal activity are anticipated in the foreseeable future.

**Going concern**

The Directors have determined that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Land Securities Group PLC. The Directors' going concem assessment covers the period to 31 October 2022 and confirmation has been received that Land Securities Group PLC will support the Company until at least this date. It is understood that this support will remain in place until revoked and there is no expectation this will occur in the foreseeable future. The Company's ability to meet its future liabilities is therefore dependent on the financial performance, position and liquidity of the Group as a whole. At a Group level, considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities, as well as forecast covenant compliance. Following the deterioration in cash collections over the year ended 31 March 2021 as a result of Covid-19, further stress testing has been carried out to ensure the Group has sufficient cash resources to continue in operation for the period to 31 October 2022. This stress testing modelled a scenario with materially reduced levels of cash receipts over the next 12 months. Based on these considerations, together with available market information and the Directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2021.

**Results for the year and dividend**

The results are set out in the Statement of Comprehensive Income on page 6.

The directors do not recommend the payment of a dividend for the year ended 31 March 2021 (2020: £Nil).

**Directors**

The directors who held office during the year and up to the date of this report were:

Land Securities Management Services Limited
LS Director Limited

D Khiroya (resigned 1 May 2021)
R Loveland (appointed 1 May 2021)

# DIRECTORS' REPORT (CONTINUED)
# FOR THE YEAR ENDED 31 MARCH 2021

**Indemnity**

The Company has made qualifying third party indemnity provisions for the benefit of the respective directors which were in place throughout the year and which remain in place at the date of this report.

**Small companies exemption**

The Directors' Report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

**Strategic report**

The Company has taken advantage of the exemption under s414B of the Companies Act 2006 not to prepare a Strategic Report.

**Statement of disclosure of information to auditor**

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Registered Office
100 Victoria Street
London
SW1E 5JL

This report was approved by the Board and signed on its behalf.

M Smout, for and on behalf of LS Company Secretaries Limited
Company Secretary

Date: 15 October 2021

Registered and domiciled in England and Wales
Registered number: 03585923

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LS WEST INDIA QUAY LIMITED

**Opinion**

We have audited the financial statements of LS West India Quay Limited (the 'Company') for the year ended 31 March 2021 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 11, 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 FRS 101 'Reduced Disclosure Framework' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2021 and of its loss 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.

**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 below. 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.

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

**Other matter**

The corresponding figures for the financial year ended 31 March 2020 are unaudited.

**Conclusions relating to going concern**

Ib 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 through the period to 31 October 2022.

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

**Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

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 there is 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 the other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

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

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

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LS WEST INDIA QUAY LIMITED (CONTINUED)

**Matters on which we are required to report by exception**

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 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; or
- the directors were not entitled to take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 1, 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 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.

**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.

***Explanation as to what extent the audit was considered 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 irregularities, including fraud. 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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company and determined that the most significant which are directly relevant to specific assertions in the financial statements are those that relate to the reporting framework (FRS 101 and the Companies Act 2006) and the relevant tax regulations in the United Kingdom.
- We understood how the Company is complying with those frameworks through enquiry with the Company and by identifying the Company's policies and procedures regarding compliance with laws and regulations. We also identified those members of the Company who have the primary responsibility for ensuring compliance with laws and regulations, and for reporting any known instances of non-compliance to those charged with governance.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by reviewing the Land Securities Group risk register and through enquiry with the Company's Management during the planning and execution phases of the audit. Where the risk was considered to be higher we performed audit procedures to address each identified fraud risk, specifically the risk over impairment of investment in joint ventures and impairment of amounts due from joint ventures.
- Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved:
    - Enquiry of Management, and when appropriate, those charged with governance of the Company regarding their knowledge of any non-compliance or potential non-compliance with laws and regulations that could affect the financial statements.
    - Reading minutes of meetings of those charged with governance;
    - Obtaining and reading correspondence from legal and regulatory bodies, including HMRC; and
    - Journal entry testing, with a focus on manual journals and journals indicating large or unusual transactions based on our understanding the business.
- In addition, we completed procedures to conclude on the compliance of the disclosures in the financial statements with all applicable reporting requirements.

A further description of our responsibilities for the audit of the financial statements is located 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.

Claire Johnson (Senior statutory auditor)

For and on behalf of
Ernst & Young LLP, Statutory Auditor

London

Date: 18 October 2021

## STATEMENT OF COMPREHENSIVE INCOME
## FOR THE YEAR ENDED 31 MARCH 2021

| | Notes | 2021<br>£000 | 2020<br>unaudited<br>£000 |
|---|---|---|---|
| Dividend income | | **479** | - |
| Impairment of investment in joint venture | 4,6 | **(1,083)** | - |
| **Operating loss** | | **(604)** | - |
| Interest expense | 5 | **(58)** | - |
| **Loss before tax** | | **(662)** | - |
| Taxation | 9 | **-** | - |
| **Loss and total comprehensive loss for the financial year** | | **(662)** | - |

There were no recognised gains or losses for 2021 or 2020 other than those included in the Statement of Comprehensive Income.

All amounts are derived from continuing activities.

# LS WEST INDIA QUAY LIMITED
# REGISTERED NUMBER: 03585923

## BALANCE SHEET
## AS AT 31 MARCH 2021

| | Notes | 2021 £000 | 2020 unaudited £000 |
|---|---|---|---|
| **Non-current assets** | | | |
| Investment in joint ventures | 6 | **28,902** | - |
| | | **28,902** | - |
| **Current assets** | | | |
| Amounts due from joint ventures | 8 | **229** | - |
| | | **229** | - |
| **Current liabilities** | | | |
| Amounts owed to Group undertakings | 7 | **(4,793)** | - |
| | | **(4,793)** | - |
| **Net assets** | | **24,338** | - |
| **Capital and reserves** | | | |
| Share capital | 10 | **25,000** | - |
| Retained loss | | **(662)** | - |
| **Total equity** | | **24,338** | - |

The financial statements on pages 6 to 14 were approved by the Board of Directors and were signed on its behalf by:

R Shearer, for and on behalf of LS Director Limited
Director

Date: 15 October 2021

## STATEMENT OF CHANGES IN EQUITY
## FOR THE YEAR ENDED 31 MARCH 2021

| | Share capital | Retained loss | Total equity |
|---|---|---|---|
| | £000 | £000 | £000 |
| At 1 April 2019 (unaudited) | - | - | - |
| Total comprehensive income for the year | - | - | - |
| **At 31 March 2020 (unaudited)** | - | - | - |
| Total comprehensive loss for the financial year | - | (662) | (662) |
| **Transactions with shareholders** | | | |
| Shares issued during the year (Note 10) | 25,000 | - | 25,000 |
| **At 31 March 2021** | **25,000** | **(662)** | **24,338** |

# NOTES TO THE FINANCIAL STATEMENTS
# FOR THE YEAR ENDED 31 MARCH 2021

## 1. Accounting policies

### 1.1 Basis of preparation

The financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' ('FRS 101') and the Companies Act 2006. The financial statements are prepared under the historical cost convention.

During the year, the Company changed its reporting framework from Financial Reporting Standard 102 ('FRS 102') the Financial Reporting Framework applicable in the UK and Republic of Ireland to Financial Reporting Standard 101 'Reduced Disclosure Framework' ('FRS 101'). There are no associated material implications of this change and therefore no third balance sheet has been presented.

LS West India Quay Limited (the 'Company') is a private company limited by shares and is incorporated, domiciled and registered in England and Wales (Registered number: 03585923). The nature of the Company's operations is set out in the Directors' Report on page 1. The results of the Company are included in the consolidated financial statements of Land Securities Group PLC which are available from the Company's registered office at 100 Victoria Street, London, SW1E 5JL.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2021. The financial statements are prepared in Pounds Sterling (£) and are rounded to the nearest thousand pounds (£000).

### 1.2 Financial reporting standard 101 - reduced disclosure exemptions

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

- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
  - paragraph 73(e) of IAS 16 Property, Plant and Equipment;
  - paragraph 118(e) of IAS 38 Intangible Assets;
  - paragraphs 76 and 79(d) of IAS 40 Investment Property; and
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- 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
- the requirements of paragraphs 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets.

The equivalent disclosures relating to IFRS 7, IFRS 13 & IAS 36 are included in the consolidated financial statements of Land Securities Group PLC, in which the entity is consolidated.

### 1.3 Investment in joint ventures

Investments in joint ventures are carried at cost, less any repayment of joint venture capital and provision for impairment in value.

### 1.4 Provisions

A provision is recognised in the Balance Sheet when the Company has a constructive or legal obligation as a result of a past event and it is probable that an outflow of economic benefits will be required to settle the obligation. Where relevant, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

### 1.5 Going concern

The Directors have determined that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Land Securities Group PLC. The Directors' going concern assessment covers the period to 31 October 2022 and confirmation has been received that Land Securities Group PLC will support the Company until at least this date. It is understood that this support will remain in place until revoked and there is no expectation this will occur in the foreseeable future. The Company's ability to meet its future liabilities is therefore dependent on the financial performance, position and liquidity of the Group as a whole. At a Group level, considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities, as well as forecast covenant compliance. Following the deterioration in cash collections over the year ended 31 March 2021 as a result of Covid-19, further stress testing has been carried out to ensure the Group has sufficient cash resources to continue in operation for the period to 31 October 2022. This stress testing modelled a scenario with materially reduced levels of cash receipts over the next 12 months. Based on these considerations, together with available market information and the Directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2021.

## 1. Accounting policies (continued)

### 1.6 Impairment

The carrying amounts of the Company's non-financial assets, other than investment properties, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated (see below). An impairment loss is recognised in the Statement of Comprehensive Income whenever the carrying amount of an asset exceeds its recoverable amount.

The recoverable amount of an asset is the greater of its fair value less costs to sell and its value in use. The value in use is determined as the net present value of the future cash flows expected to be derived from the asset, discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount after the reversal does not exceed the amount that would have been determined, net of applicable depreciation, if no impairment loss had been recognised.

### 1.7 Intercompany loans

**Amounts owed to Group undertakings**

Amounts owed to Group undertakings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts owed to Group undertakings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in the Statement of Comprehensive Income over the period of the loan, using the effective interest method.

**Amounts due from joint ventures**

Amounts due from joint ventures are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts due from joint ventures are stated at amortised cost and, where relevant, adjusted for the time value of money. The Company assesses on a forward-looking basis, the expected credit losses associated with its amounts due from joint ventures. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the amounts due. If collection is expected in more than one year, the balance is presented within non-current assets.

In determining the expected credit losses, the Company takes into account any future expectations of likely default events based on the level of capitalisation of the counterparty.

### 1.8 Trade and other payables

Trade and other payables with no stated interest rate and payable within one year are recorded at transaction price. Trade and other payables after one year are discounted based on the amortised cost method using the effective interest rate.

### 1.9 Dividend

Final dividend distributions to the Company's shareholders are recognised as a liability in the Company's financial statements in the period in which the dividends are approved by the Company's shareholders. Interim dividends are recognised when paid.

Dividend income is recognised when the Company's right to receive payment is established.

### 1.10 Income taxation

Income tax on the profit or loss for the year comprises current and deferred tax. Current tax is the tax payable on the taxable income for the year and any adjustment in respect of previous years. Deferred tax is provided in full using the Balance Sheet liability method on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the reporting date and are expected to apply when the asset is realised, or the liability is settled.

No provision is made for temporary differences (i) arising on the initial recognition of assets or liabilities, other than on a business combination, that affect neither accounting nor taxable profit and (ii) relating to investments in subsidiaries to the extent that they will not reverse in the foreseeable future.

## NOTES TO THE FINANCIAL STATEMENTS
## FOR THE YEAR ENDED 31 MARCH 2021

**2. Changes in accounting policies and standards**

The accounting policies used in these financial statements are consistent with those applied in the last annual financial statements, as amended where relevant to reflect the adoption of new standards, amendments and interpretations which became effective in the year. There have been no new accounting standards, amendments or interpretations during the year that have a material impact on the financial statements of the Company.

**Amendments to accounting standards**

A number of new standards, amendments to standards and interpretations have been issued but are not yet effective for the Company none of which are expected to have a material impact on the financial statements of the Company.

**3. Significant accounting judgements and estimates**

The Company's significant accounting policies are stated in note 1 above. Not all of these significant accounting policies require management to make difficult, subjective or complex judgements or estimates. The following is intended to provide an understanding of the policies that management consider critical because of the level of complexity, judgement or estimation involved in their application and their impact on the financial statements. These estimates involve assumptions or judgements in respect of future events. Actual results may differ from these estimates.

**Estimates**

**(a) Impairment of investment in joint venture**

The Company is required to judge when there is sufficient objective evidence to require the impairment of investments in joint ventures. It does this by assessing the net asset value of each joint venture as at year end. A provision for impairment is made if the net asset value of the joint venture is lower than the carrying amount of the investment recorded by the Company.

**(b) Amounts due from joint ventures**

The Company is required to judge when there is sufficient objective evidence to require the impairment of amounts due from joint ventures. It does this by assessing on a forward-looking basis, the expected credit losses associated with its amounts due from joint ventures. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the amounts due. In determining the expected credit losses, the Company takes into account any future expectations of likely default events based on the level of capitalisation of the counterparty.

**4. Management and administrative expenses**

**(a) Management services**

The Company had no employees during the year (2020: None). Management services were provided to the Company throughout the year by Land Securities Properties Limited, a fellow subsidiary undertaking, charges for which amount to **£Nil** (2020: £Nil).

**(b) Directors' remuneration**

The Group's directors' emoluments are borne by Land Securities Properties Limited. The directors of the Company, who are key management personnel of the Company, received no emoluments from Land Securities Properties Limited for their services to the Company (2020: £Nil).

**(c) Auditor remuneration**

The Group auditor's remuneration is borne by Land Securities Properties Limited. The proportion of the remuneration which relates to the Company amounts to **£2,630** (2020: £Nil). No non-audit services were provided to the Company during the year (2020: None).

**(d) Provision for impairment in value**

An impairment of **£1,083,000** (2020: £Nil) in respect of investment in joint ventures has been recognised in the Statement of Comprehensive Income for the year, as the fair value of the joint ventures net assets has decreased during the year. See note 6 for further details.

## NOTES TO THE FINANCIAL STATEMENTS
## FOR THE YEAR ENDED 31 MARCH 2021

### 5. Interest expense

| | 2021<br>£000 | 2020<br>unaudited<br>£000 |
|---|---|---|
| Interest on amounts owed to Group undertakings | 58 | - |
| **Total interest expense** | 58 | - |

### 6. Investment in joint ventures

| | 2021<br>£000 | 2020<br>unaudited<br>£000 |
|---|---|---|
| At the beginning of the year | - | - |
| Acquisitions made during the year | 29,985 | - |
| Impairment | (1,083) | - |
| **At 31 March** | 28,902 | - |

During the year, the Company acquired a 49.95% interest in West India Quay Unit Trust for a consideration of £29,985,000.

The total cost of investment in joint ventures is **£29,985,000** (2020: £Nil). The total provision for impairment of investment in joint ventures is **£1,083,000** (2020: £Nil).

The impairment charges have been recognised as a result of the fair value of the net assets of the joint venture becoming lower than the net book value. The directors believe that the carrying value of the investment is supported by the fair value of the net assets of the joint ventures.

The Company owns 49.95% of West India Quay Unit Trust which is a joint venture and draws up accounts to 31 March 2021. West India Quay Unit Trust is a joint venture between LS West India Quay Limited and Schroders, which owns and manages a shopping centre. The joint venture operates its business of property investment in the United Kingdom and was incorporated in Jersey.

### 7. Amounts owed to Group undertakings

The unsecured amounts due from Group undertakings are repayable on demand with no fixed repayment date. Interest is charged at 3.6% per annum.

### 8. Amounts due from joint ventures

| | 2021<br>£000 | 2020<br>unaudited<br>£000 |
|---|---|---|
| Amounts due from West India Quay Unit Trust | 229 | - |
| **Total amounts due from joint ventures** | 229 | - |

The unsecured amounts due from joint ventures are interest free, repayable on demand with no fixed repayment date.

## NOTES TO THE FINANCIAL STATEMENTS
## FOR THE YEAR ENDED 31 MARCH 2021

### 9. Taxation

| | 2021 £000 | 2020 unaudited £000 |
|---|---|---|
| Income tax on loss for the year | - | - |
| **Total income tax on loss in the Statement of Comprehensive Income** | - | - |

**Factors affecting tax charge for the year**

The tax assessed for the year is higher than (2020 - the same as) the standard rate of corporation tax in the UK of 19%(2020 - 19%). The differences are explained below:

| | 2021 £000 | 2020 unaudited £000 |
|---|---|---|
| Loss before tax | (662) | - |
| Loss multiplied by standard rate of corporation tax in the UK | (126) | - |
| **Effects of:** | | |
| Non-taxable income | 115 | - |
| Expenses not deductible for tax purposes | 11 | - |
| **Total tax charge for the year** | - | - |

Land Securities Group PLC is a Real Estate Investment Trust (REIT). As a result the Company does not pay UK corporation tax on the profits and gains from qualifying rental business in the UK provided it meets certain conditions. Non-qualifying profits and gains of the Company continue to be subject to corporation tax as normal.

### 10. Share capital

| | Authorised and issued | | Allotted and fully paid | |
|---|---|---|---|---|
| | 2021 Number | 2020 unaudited Number | 2021 £000 | 2020 unaudited £000 |
| Ordinary shares of £1.00 each | 25,000,000 | 2 | 25,000 | - |
| | 25,000,000 | 2 | 25,000 | - |

During the year, the issued share capital of the Company was increased by the creation of 24,999,998 further ordinary shares of £1 each, fully paid at par. The new shares carry the same rights as the existing issued share capital.

### 11. Parent company

The immediate parent company is Land Securities Portfolio Management Limited.

The ultimate parent company and controlling party at 31 March 2021 was Land Securities Group PLC, which is registered in England and Wales. This is the largest parent company of the Group to consolidate these financial statements.

Consolidated financial statements for the year ended 31 March 2021 for Land Securities Group PLC can be obtained from the Company Secretary at the registered office of the ultimate parent company, 100 Victoria Street, London, SW1E 5JL, and from the Group website at www.landsec.com. This is the largest and smallest Group to include these accounts in its consolidated financial statements.