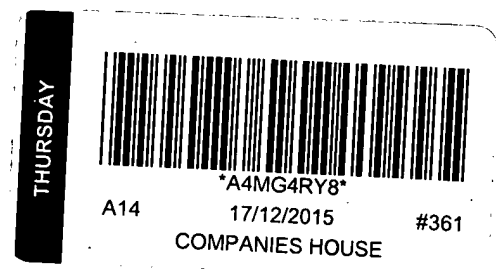


Registered Number 03588417

POTTERPLACE LIMITED
REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD FROM 1 JANUARY 2014 TO 31 MARCH 2015



Directors' Report for the 15 months ended 31 March 2015

The directors submit their report with the financial statements of the Company for the 15 month period to 31 March 2015.

RESULTS FOR THE PERIOD AND DIVIDEND

There was no activity in the Income Statement for the 15 month period ended 31 March 2015 and consequently no Income Statement has been disclosed.

The directors do not recommend the payment of a dividend for the 15 month period ended 31 March 2015 (year ended 31 December 2013: £Nil).

During the period, the Company has adopted The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

PRINCIPAL ACTIVITY

The Company is dormant. No change in the Company's dormant status is anticipated in the foreseeable future.

CHANGE OF ACCOUNTING REFERENCE DATE

During the year the Company changed its accounting reference date from 31 December to 31 March. These financial statements have been prepared for the period from 1 January 2014 to 31 March 2015.

DIRECTORS

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

Land Securities Management Services Limited

LS Director Limited

O Troughton

(appointed 14 March 2014)

D O'Rourke

(resigned 14 March 2014)

INDEMNITY

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

AUDITORS

The Company has exercised its entitlement under the Companies Act 2006 to exempt itself from the provisions of the Act relating to the audit of accounts.

Registered Office
5 Strand
London
WC2N 5AF



By order of the Board
L Miller, for and on behalf of LS Company Secretaries Limited,
Company Secretary
9 December 2015

Registered in England and Wales
Registered number: 03588417

Balance Sheet as at 31 March 2015
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	Notes	31 March 2015 £	31 December 2013 £
Current assets			
Debtors	3	100	100
Net Assets		<u>100</u>	<u>100</u>
Capital and reserves			
Called up share capital	4	100	100
Total shareholders' funds		<u>100</u>	<u>100</u>

For the 15 month period ended 31 March 2015 the Company was entitled to exemption 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 period in question in accordance with section 476.

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

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

The financial statements on pages 2 to 3 were approved and authorised for issue by the board of directors on 9 December 2015 and were signed on its behalf by:



C M Gill
For and on behalf of LS Director Limited

1. Basis of preparation

These financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102). The financial statements are prepared under the historical cost convention. These are the first financial statements of the Company prepared in accordance with FRS 102.

The results of the Company are included in the consolidated financial statements of Land Securities Group PLC which are available from 5 Strand, London, WC2N 5AF.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the 15 month period ended 31 March 2015. The financial statements are prepared in Sterling and are rounded to the nearest pound.

2. Accounting policies

The financial statements have been prepared on the going concern basis, under the historical cost convention, in accordance with Companies Act 2006 and applicable United Kingdom accounting standards.

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements.

Income Statement

There was no activity in the Income Statement for the 15 month period ended 31 March 2015 and consequently no Income Statement has been disclosed.

3. Debtors

	31 March 2015 £	31 December 2013 £
Amounts owed by group undertakings	100	100

The amount owed by the parent company is interest free and is repayable on demand with no fixed repayment date.

4. Called up share capital

	31 March 2015 Number	Issued 31 December 2013 Number	Allotted and fully paid 31 March 2015 £	31 December 2013 £
Ordinary A shares of £1.00 each	100	100	100	100

5. Cash flow statement exemption

No cash flow statement has been prepared as the Company has elected to make use of the exemption provided in FRS 102.

6. Related party transactions

There are no material undisclosed related party transactions.

7. Parent company

The immediate parent company is O2 (General Partner) Limited.

The ultimate parent company at 31 March 2015 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 2015 for Land Securities Group PLC can be obtained from the Company Secretary, 5 Strand, London WC2N 5AF. This is the largest and smallest Group to include these accounts in its consolidated financial statements.