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# **British Land City Offices Limited**

## **Annual Report and Accounts**

**Year ended 31 March 2012**

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**Company number 3946069**

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**British Land City Offices Limited**

**REPORT OF THE DIRECTORS**  
**for the year ended 31 March 2012**

The directors submit their report and financial statements for the year ended 31 March 2012

**Principal activities**

The company is a wholly owned subsidiary of The British Land Company PLC and operates as a constituent of The British Land Company PLC group of companies (the "group"). The company's principal activity is property investment in the United Kingdom (UK)

**Business review**

As shown in the company's profit and loss account on page 5, the company's turnover has decreased by 60.0% over the prior year and loss before tax has decreased by 66.2% over the prior year

Dividends of £nil (2011: £nil) were paid in the year. Dividends paid are shown in note 11

The balance sheet on page 7 shows that the company's financial position at the year end is, in net asset terms, an increase on the prior year

The value of investment properties held as at 31 March 2012 increased by 16.8%, due to revaluation movements during the year then ended as shown in note 5 to the company's balance sheet

The performance of the group, which includes the company, is discussed in the group's annual report which does not form part of this report

Details of significant events since the balance sheet date, if any, are contained in note 15

**Risk management**

This company is part of a large property investment group. As such, the fundamental underlying risks for this company are those of the property group as discussed below

The company generates returns to shareholders through long-term investment decisions requiring the evaluation of opportunities arising in the following areas:

- demand for space from occupiers against available supply,
- identification and execution of investment and development strategies which are value enhancing,
- availability of financing or refinancing at an acceptable cost,
- economic cycles, including their impact on tenant covenant quality, interest rates, inflation and property values,
- legislative changes, including planning consents and taxation,
- engagement of development contractors with strong covenants,
- key staff changes, and
- environmental and health and safety policies

These opportunities also represent risks, the most significant being change to the value of the property portfolio. This risk has high visibility to senior executives and is considered and managed on a continuous basis. Executives use their knowledge and experience to knowingly accept a measured degree of market risk

The company's preference for prime assets and their secure long term contracted rental income, primarily with upward only rent review clauses, presents lower risks than many other property portfolios

The company is financed by a variable interest rate loan from its ultimate holding company and has no third party debt. Interest can be charged at nil% where the company is not active or where to do so would put the company in financial difficulty

The directors consider the company to be a going concern and the accounts are prepared on this basis. Details of this are shown in note 1 of the financial statements

**British Land City Offices Limited**

**REPORT OF THE DIRECTORS**  
**for the year ended 31 March 2012**

**Environment**

Across the group, The British Land Company PLC recognises the importance of its environmental responsibilities, monitors its impact on the environment, and designs and implements policies to reduce any damage that might be caused by the group's activities. The company operates in accordance with group policies. The group's full corporate responsibility report is available online at [www.britishland.com/crReport2012](http://www.britishland.com/crReport2012)

**Directors**

The directors who served during the year were

A Braine  
S M Barzycki  
C M J Forshaw  
L M Bell  
G C Roberts (resigned 30 June 2011)  
T A Roberts  
J F Taylor (appointed 14 June 2011)  
N M Webb

**Directors' responsibilities statement**

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the 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 financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and accounting estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, and
- prepare the 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 enable them to ensure that the financial statements comply with 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.

**Payments policy**

In the absence of dispute, amounts due to trade and other suppliers are settled as expeditiously as possible within their terms of payment. Payments are administered on a consistent basis throughout the group by The British Land Company PLC whose suppliers' days outstanding at 31 March 2012 were 29 (2011: 29).

**British Land City Offices Limited**

**REPORT OF THE DIRECTORS**  
**for the year ended 31 March 2012**

**Disclosure of information to Auditor**

Each of the persons who is a director at the date of approval of this report confirms that

- (a) so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- (b) the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006

**Auditor**

A resolution to reappoint Deloitte LLP as the company's auditor will be proposed at the Annual General Meeting

This report was approved by the Board on 16 November 2012



**N Ekpo**  
Secretary

**British Land City Offices Limited**

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
British Land City Offices Limited  
for the year ended 31 March 2012**

We have audited the financial statements of British Land City Offices Limited for the year ended 31 March 2012 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses, Note of Historical Cost Profits and Losses and the related notes 1 to 16. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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.

**Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent misstatements or inconsistencies we consider the implications for our report.

**Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 March 2012 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.

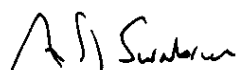
**Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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

We have nothing to report in respect of the following matters where 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.



Andrew Swarbrick BA FCA (Senior Statutory Auditor)  
For and on behalf of Deloitte LLP  
Chartered Accountants and Statutory Auditor  
Cambridge, UK

20 November 2012

**British Land City Offices Limited**

**PROFIT AND LOSS ACCOUNT  
for the year ended 31 March 2012**

	Note	2012 £	2011 £
<b>Turnover</b>			
Rental income		1,064,534	2,663,030
Fees and commissions		-	-
<b>Total turnover</b>		<u>1,064,534</u>	<u>2,663,030</u>
Cost of sales		(1,418,991)	(568,163)
<b>Gross (loss) profit</b>		<u>(354,457)</u>	<u>2,094,867</u>
Administrative expenses		-	(443,240)
<b>Operating (loss) profit</b>		<u>(354,457)</u>	<u>1,651,627</u>
Profit (loss) on disposal of properties		-	(3,300,000)
Profit on disposal of investments		-	17,012
Write up (down) of investments in subsidiaries		-	-
Dividends receivable		-	-
<b>Loss on ordinary activities before interest</b>		<u>(354,457)</u>	<u>(1,631,361)</u>
Interest receivable			
Group		-	-
Associated companies		-	-
External - other		79	-
Interest payable			
Group		-	(328,741)
Associated companies			
External - bank overdrafts and loans		(417,141)	(323,886)
- other loans			
<b>Loss on ordinary activities before taxation</b>	<b>2</b>	<u>(771,519)</u>	<u>(2,283,988)</u>
Taxation	<b>4</b>	-	-
<b>Loss for the financial year</b>	<b>11</b>	<u><u>(771,519)</u></u>	<u><u>(2,283,988)</u></u>

Turnover and results are derived from continuing operations within the United Kingdom. The company has two significant classes of business, those of a property investment and an investment holding company in the United Kingdom.

**British Land City Offices Limited**

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES  
for the year ended 31 March 2012**

	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Loss on ordinary activities after taxation</b>	(771,519)	(2,283,988)
Unrealised surplus (deficit) on revaluation of investment properties	3,786,206	(4,240,221)
<b>Total recognised gains and losses relating to the financial year</b>	<b><u>3,014,687</u></b>	<b><u>(6,524,209)</u></b>

**NOTE OF HISTORICAL COST PROFITS AND LOSSES  
for the year ended 31 March 2012**


	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Loss on ordinary activities before taxation</b>	(771,519)	(2,283,988)
Realisation of prior year revaluations	(8,513,744)	-
<b>Historical cost (loss) profit on ordinary activities before taxation</b>	<b><u>(9,285,263)</u></b>	<b><u>(2,283,988)</u></b>
<b>Historical cost (loss) profit for the year retained after taxation</b>	<b><u>(9,285,263)</u></b>	<b><u>(2,283,988)</u></b>

**British Land City Offices Limited**

**BALANCE SHEET  
as at 31 March 2012**

	Note	2012 £	2011 £
<b>Fixed assets</b>			
Investment properties	5	26,281,311	23,210,010
Investments	6	950,140	950,140
		<u>27,231,451</u>	<u>24,160,150</u>
<b>Current assets</b>			
Debtors - due within one year	7	1,258,280	1,169,094
Cash and deposits		-	-
		<u>1,258,280</u>	<u>1,169,094</u>
<b>Creditors due within one year</b>	8	(15,895,525)	(15,348,014)
		<u>(15,895,525)</u>	<u>(15,348,014)</u>
<b>Net current liabilities</b>		(14,637,245)	(14,178,920)
<b>Total assets less current liabilities</b>		<u>12,594,206</u>	<u>9,981,230</u>
<b>Creditors due after one year</b>	9	(1,123,734)	(1,525,445)
		<u>(1,123,734)</u>	<u>(1,525,445)</u>
<b>Net assets</b>		<u>11,470,472</u>	<u>8,455,785</u>
<b>Capital and reserves</b>			
Called up share capital	10	16,720,208	16,720,208
Revaluation reserve	11	(7,117,033)	(19,416,983)
Profit and loss account	11	1,867,297	11,152,560
<b>Shareholders' funds</b>	11	<u>11,470,472</u>	<u>8,455,785</u>

The financial statements of British Land City Offices Limited, company number 3946069, were approved by the Board of Directors on 16 November 2012 and signed on its behalf by

  
S. Carter  
Director



# **British Land City Offices Limited**

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

### **1 Accounting policies**

The principal accounting policies adopted by the directors are summarised below. They have been applied consistently throughout the current and previous year.

These financial statements are designed to cover a wide variety of companies and circumstances. As a result some notes or some entries in the primary statements or the notes may not be relevant for this company and so may be left blank intentionally.

#### **Accounting basis**

The financial statements are prepared in accordance with applicable United Kingdom law and Accounting Standards and under the historical cost convention as modified by the revaluation of investment properties and other fixed asset investments.

Where the company has subsidiaries, it has taken advantage of the exemption from preparing consolidated financial statements afforded by Section 400 of the Companies Act 2006 because it is a wholly owned subsidiary of another company. Group financial statements, which include the company, for The British Land Company PLC are publicly available (see note 16).

#### **Basis of preparation**

The balance sheet shows that the company has net current liabilities. However, the principal creditor is the ultimate parent company and the terms of the borrowing include the right of the subsidiary to request that the amount of the loan equal to any deficit be eliminated by converting the loan into share capital.

As a consequence of this the directors feel that the company can continue to trade for the foreseeable future and is well placed to manage its business risks successfully in the current economic climate. Accordingly, they believe the going concern basis is an appropriate one.

#### **Cash flow statement**

The company is exempt under FRS 1 (Revised) from preparing a cash flow statement.

#### **Properties**

Properties are externally valued on an open market basis at the balance sheet date. Investment and development properties are recorded at valuation. Any surplus or deficit arising is transferred to revaluation reserve, unless a deficit is expected to be permanent, in which case it is charged to the profit and loss account. Disposals are recognised on completion. Profit on disposal is determined as the difference between sales proceeds and the carrying amount of the asset at the commencement of the accounting period plus additions in the period.

In accordance with Statement of Standard Accounting Practice 19, no depreciation is provided in respect of investment property. The directors consider that this accounting policy, which represents a departure from the statutory accounting rules, is necessary to provide a true and fair view. The financial effect of the departure from these rules cannot reasonably be quantified as depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified. Where properties held for investment are appropriated to trading stock, they are transferred at market value.

A property ceases to be treated as a development on practical completion.

In determining whether leases and related properties represent operating or finance leases, consideration is given to whether the tenant or landlord bears the risks and rewards of ownership.

**British Land City Offices Limited**

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

**1. Accounting policies (continued)**

**Investments**

Fixed asset investments are stated at the lower of cost and the underlying net asset value of the investments

**Taxation**

Current tax is based on taxable profit for the year and is calculated using tax rates that have been enacted or substantively enacted. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are not taxable (or tax deductible). In particular the group (including this company) became a REIT on 1 January 2007 and income and gains on qualifying assets are now exempt from taxation.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

**Net rental income**

Rental income is recognised on an accruals basis. A rent adjustment based on open market estimated rental value is recognised from the rent review date in relation to unsettled rent reviews. Where a rent free period is included in a lease, the rental income foregone is allocated evenly over the period from the date of lease commencement to the next rent review date. Rental income from fixed and minimum guaranteed rent reviews is recognised on a straight-line basis over the shorter of the entire lease term or the period to the first break option. Where such rental income is recognised ahead of the related cash flow, an adjustment is made to ensure the carrying value of the related property including the accrued rent does not exceed the external valuation.

Initial direct costs incurred in negotiating and arranging a new lease are amortised on a straight-line basis over the period from the date of lease commencement to the next rent review date.

Where a lease incentive payment, including surrender premiums paid, does not enhance the value of a property, it is amortised on a straight-line basis over the period from the date of lease commencement to the next rent review date. Upon receipt of a surrender premium for the early determination of a lease, the profit, net of dilapidations and non-recoverable outgoings relating to the lease concerned is immediately reflected in income.

**British Land City Offices Limited**

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

**2 Loss on ordinary activities before taxation**

**Auditor's remuneration**

A notional charge of £1,240 (2011 £1,200) per company is deemed payable to Deloitte LLP in respect of the audit of the financial statements. Actual amounts payable to Deloitte LLP are paid at group level by The British Land Company PLC.

No non-audit fees (2011 £nil) were paid to Deloitte LLP.

**3 Staff costs**

No director received any remuneration for services to the company in either year.

Average number of employees, excluding directors, of the company during the year was nil (2011 - nil).

<b>4 Taxation</b>	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Current tax</b>		
UK corporation tax	-	-
Adjustments in respect of prior years	-	-
<b>Total current taxation charge (credit)</b>	<b>-</b>	<b>-</b>
<b>Deferred tax</b>		
Origination and reversal of timing differences	-	-
Prior year items	-	-
<b>Total deferred tax charge (credit)</b>	<b>-</b>	<b>-</b>
<b>Total taxation charge (credit)</b>	<b>-</b>	<b>-</b>
<b>Tax reconciliation</b>		
Loss on ordinary activities before taxation	(771,519)	(2,283,988)
Tax on loss on ordinary activities at UK corporation tax rate of 26% (2011 28%)	(200,595)	(639,517)
Effects of		
REIT conversion charge	-	-
REIT exempt income and gains	264,758	(199,038)
Capital allowances	(58,299)	(73,622)
Tax losses and other timing differences	-	-
(Income not taxable) expenses not deductible for tax purposes	(254)	910,137
Transfer pricing adjustments	-	-
Group relief (claimed) surrendered for nil consideration	(5,610)	2,040
Adjustments in respect of prior years	-	-
<b>Current tax charge (credit)</b>	<b>-</b>	<b>-</b>

In March 2012, the UK Government announced a reduction in the standard rate of UK corporation tax to 24% effective 1 April 2012 and to 23% effective 1 April 2013. These rate reductions became substantively enacted in March 2012 and July 2012, respectively. The UK Government also proposed to further reduce the standard rate of the UK Corporation tax to 22% effective 1 April 2014, but this change has not yet been substantively enacted. The effect of these tax rate reductions on the deferred tax balance will be accounted for in the period in which the tax rate reductions are substantively enacted.

**British Land City Offices Limited**

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

**5 Investment properties**

	Development £	Freehold £	Long leasehold £	Short leasehold £	Total £
<b>At valuation</b>					
1 April 2011	8,000,000	15,210,010	-	-	23,210,010
Additions	25,220	398,464	-	-	423,684
Disposals	-	(1,138,589)	-	-	(1,138,589)
Revaluation surplus (deficit)	(525,220)	4,311,426	-	-	3,786,206
<b>31 March 2012</b>	<b>7,500,000</b>	<b>18,781,311</b>	<b>-</b>	<b>-</b>	<b>26,281,311</b>
<b>Analysis of cost and valuation</b>					
<b>31 March 2012</b>					
Cost	10,700,000	22,698,344	-	-	33,398,344
Revaluation	(3,200,000)	(3,917,033)	-	-	(7,117,033)
Net book value	<b>7,500,000</b>	<b>18,781,311</b>	<b>-</b>	<b>-</b>	<b>26,281,311</b>
<b>1 April 2011</b>					
Cost	18,714,539	23,912,454	-	-	42,626,993
Revaluation	(10,714,539)	(8,702,444)	-	-	(19,416,983)
Net book value	<b>8,000,000</b>	<b>15,210,010</b>	<b>-</b>	<b>-</b>	<b>23,210,010</b>

Properties were valued as at 31 March 2012 by Knight Frank LLP on the basis of Market Value, in accordance with the RICS Valuation – Professional Standards 2012, Eighth Edition, published by The Royal Institution of Chartered Surveyors

Properties valued at £15,300,000 (2011 £11,500,000) were charged to secure borrowings of the ultimate holding company

The values of the lease incentives £28,699 (2011 £nil) and the fixed and guaranteed rent review debtor of £nil (2011 £nil) are excluded from the net book value above and are included within debtors - Note 7

During the current year it was assessed by the directors that a proportion of the downward revaluation on the company's properties should be shown as a permanent diminution in value. Accordingly, £8,039,759 and £473,985 of the brought forward downward revaluation on development and freehold properties respectively has been transferred from the revaluation reserve to the profit and loss reserve (see note 11)

**British Land City Offices Limited**

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

**6 Investments**

	Shares in subsidiaries £	Investment in unit trusts £	Total £
At cost or underlying net asset value of investment			
1 April 2011	-	950,140	950,140
Additions	-	-	-
Disposals	-	-	-
Provision written-back (written-down)	-	-	-
<b>31 March 2012</b>	<b>-</b>	<b>950,140</b>	<b>950,140</b>
Provision for underlying net asset change			
1 April 2011	-	-	-
Provision written-back (written-down)	-	-	-
Disposals	-	-	-
<b>31 March 2012</b>	<b>-</b>	<b>-</b>	<b>-</b>
At cost			
<b>31 March 2012</b>	<b>-</b>	<b>950,140</b>	<b>950,140</b>
1 April 2011	-	950,140	950,140
<b>Investments in unit trusts</b>			
<b>Name</b>	<b>Based in</b>	<b>Unit Trust Type</b>	<b>Interest</b>
City of London Office Unit Trust	Jersey, Channel Islands	Closed-end	35.90%
Australl House Unit Trust	Jersey, Channel Islands	Closed-end	35.90%
Basinghall Unit Trust	Jersey, Channel Islands	Closed-end	35.90%

**British Land City Offices Limited**

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

<b>7 Debtors</b>	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
<b>Current debtors (receivable within one year)</b>		
Trade debtors	72,366	46,145
Amounts owed by group companies - current accounts	39,538	44
Amounts owed by associated companies - current accounts	914,238	-
Corporation tax	-	-
Other debtors	114,246	1,002,706
Prepayments and accrued income	117,892	120,199
	<u>1,258,280</u>	<u>1,169,094</u>

Included in prepayments and accrued income is an amount of £28,699 (2011 £nil), relating to lease incentives, and an amount of £nil (2011 £nil) relating to a fixed and guaranteed rent review debtor, which are amortised over the period to the next rent review which may be due after more than one year

<b>8 Creditors due within one year</b>	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Trade creditors	43,700	196,353
Amounts owed to group companies - current accounts	10,199,725	8,594,659
Amounts owed to associated companies - current accounts	-	-
Corporation tax	127,813	127,813
Other taxation and social security	13,942	-
Other creditors	5,114,466	5,507,328
Accruals and deferred income	395,879	921,861
	<u>15,895,525</u>	<u>15,348,014</u>

Amounts owed to fellow group companies are repayable on demand with interest being charged on balances outstanding at the ultimate parent company's weighted average cost of debt plus a margin while the subsidiary is active and if the interest charged does not put the subsidiary in financial difficulty

**British Land City Offices Limited**

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

<b>9 Creditors due after one year (including borrowings)</b>	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>
Other creditors	<u>1,123,734</u>	<u>1,525,445</u>

Other creditors due after one year relate to an onerous lease provision which is expected to be loss making until March 2016. The forecast losses until March 2016 have been discounted at the company's weighted average cost of capital. This represents the element of the provision that will unwind after one year.

<b>10 Share capital</b>	<b>2012</b>	<b>2011</b>
	<b>£</b>	<b>£</b>

**Issued share capital - allotted, called up and fully paid**

**Ordinary £1 Shares of £1 00 each**

Balance as at 1 April and as at 31 March 16,720,208 shares	<u>16,720,208</u>	<u>16,720,208</u>
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**British Land City Offices Limited**

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

**11 Reconciliation of movements in shareholders' funds and reserves**

	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
Opening shareholders' funds	16,720,208	(19,416,983)	11,152,560	8,455,785
Loss for the financial year	-	-	(771,519)	(771,519)
Dividends	-	-	-	-
Shares allotted in the year	-	-	-	-
Unrealised surplus (deficit) on revaluation of investment properties	-	3,786,206	-	3,786,206
Realisation of prior year revaluations (see note 5)	-	8,513,744	(8,513,744)	-
Closing shareholders' funds	<u>16,720,208</u>	<u>(7,117,033)</u>	<u>1,867,297</u>	<u>11,470,472</u>



**British Land City Offices Limited**

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

**12 Capital commitments**

The company had capital commitments contracted as at 31 March 2012 of £nil (2011 £nil)

**13 Contingent liabilities**

The company is jointly and severally liable with the ultimate holding company and fellow subsidiaries for all monies falling due under the group VAT registration

**14 Related parties**

The company has taken advantage of the exemption granted to wholly owned subsidiaries not to disclose transactions with group companies under the provisions of Financial Reporting Standard 8

**15 Subsequent events**

There have been no significant events since the year end

**16 Immediate parent and ultimate holding company**

The immediate parent company is BL City Offices Holding Company 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