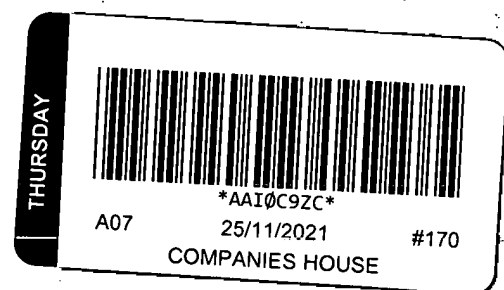


KXC Landowners Limited

Report and Accounts

31 March 2021

Registered number 4175861



KXC LANDOWNERS LIMITED

REGISTERED NUMBER 4175861

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Director & Secretary

Director
P Hawthorne

Secretary
P Hawthorne

Registered Office
20 Cranbourn Street
London
WC2H 7AA

Director's Report

The director presents his report together with the financial statements of the Company for the year ended 31 March 2021.

Principal activity and business review

The Company was established by London & Continental Railways Limited ('LCR') and Exel Holdings Limited ('Exel'), in order to regulate their input into a project agreement relating to the development of their property interests around St Pancras International and King's Cross Stations known as King's Cross Central (KXC) lands. The KXC lands, covering 58 acres, were being developed, by a joint venture including LCR, Argent and Exel, as a mixed-use development comprising commercial, residential and retail. Outline planning consent was granted for King's Cross Central on 22 December 2006.

The Company did not trade during the period. Any administrative costs are borne by the members.

Director and their Interests

The director who served during the period was:

P Hawthorne

The director has no interest in the shares of the Company.

Auditors

The Company was dormant throughout the period within the meaning of section 1169(1) of the Companies Act 2006, and accordingly these accounts are not subject to audit.

By order of the Board



P Hawthorne
Secretary
6 August 2021

Statement of director's responsibilities in respect of the Director's Report and the financial statements

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law, they have elected to prepare the financial statements in accordance with UK Accounting Standards.

The financial statements are required by law to 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 judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that its financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

KXC LANDOWNERS LIMITED

REGISTERED NUMBER 4175861

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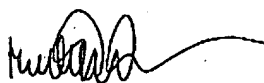
Balance Sheet As at 31 March 2021

	Note	31 March 2021 £	31 March 2020 £
CURRENT ASSETS			
Cash in hand		100	100
CAPITAL AND RESERVES			
Called up share capital	2	100	100

For the period ended 31 March 2021, the Company was entitled to exemption under section 480(1)(b) of the Companies Act 2006. No members have required the Company to obtain an audit of its accounts for the period in question in accordance with section 476(1).

The director acknowledges their responsibility for: (i) ensuring the Company keeps accounting records which comply with section 386; and (ii) preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with sections 393 - 396, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

Approved by the board on 6 August 2021



P Hawthorne
Director

Notes to the Accounts
31 March 2021**1. Accounting Policies***Accounting convention*

The accounts are prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

2. Share Capital

	31 March 2021 No.	31 March 2020 No.
Authorised:		
Ordinary shares of £1 each	<u>100</u>	<u>100</u>
Allotted, called up and fully paid:		
Ordinary shares of £1 each	<u>100</u>	<u>100</u>

3. Parent undertaking

The Company's immediate parent company during the period was London & Continental Railways Limited (LCR), a company registered in England and Wales, which holds 73% of the Ordinary Shares. LCR's parent undertaking was the Secretary of State for Transport.

The remaining 27% of the Company's shares are held by Exel Holdings Limited.