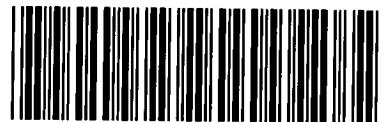


Registered Number 05283346

LS BANBRIDGE LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

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COMPANIES HOUSE

Directors' Report for the year ended 31 March 2017

The directors present their report with the financial statements of the Company for year ended 31 March 2017.

RESULTS FOR THE YEAR AND DIVIDEND

There was no activity in the income statement for the year ended 31 March 2017 and consequently no income statement has been disclosed.

The directors do not recommend the payment of a dividend for the year ended 31 March 2017 (2016: £Nil).

PRINCIPAL ACTIVITY

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

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

M Arnaouti

(resigned 31 March 2017)

L Miller

(appointed 1 March 2017)

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.

AUDITOR

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
100 Victoria Street
London
SW1E 5JL

M Smout

By order of the Board
M Smout, for and on behalf of LS Company Secretaries Limited,
Company Secretary
22 June 2017

Registered in England and Wales
Registered number: 05283346

Balance Sheet as at 31 March 2017
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	Notes	31 March 2017 £'000	31 March 2016 £'000
Non-current Assets			
Investments in subsidiary undertaking	3	-	-
Current assets			
Trade and other receivables	4	1	1
Total current assets		<u>1</u>	<u>1</u>
Total Assets		<u>1</u>	<u>1</u>
Equity			
Capital and reserves attributable to owners of the Parent			
Ordinary shares	5	1,000	1,000
Retained Earnings	6	(999)	(999)
Total Equity		<u>1</u>	<u>1</u>

For the year ended 31 March 2017 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 year 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 4 were approved by the Board of Directors on 22 June 2017 and were signed on its behalf by:



L. Miller
Director

1. Basis of preparation

These financial statements have been prepared on a going concern basis and in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006. The financial statements are prepared under the historical cost convention.

The results of the Company are included in the consolidated financial statements of Land Securities Group PLC which are available from 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 2017. The financial statements are prepared in pounds Sterling and are rounded to the nearest pound.

2. Accounting policies

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

(a) Income statement and other primary statements

There was no activity in the Income statement for the year ended 31 March 2017 and consequently no Income statement has been disclosed.

(b) Investment in a subsidiary undertaking

The Company's investment in the shares of a subsidiary undertaking are carried at cost less provision for impairment in value.

(c) Impairment of assets

Assets are reviewed annually for impairment. Where impairment exists the asset is written down to its net realisable value.

(d) Segmental reporting

The Company's activities consist solely of investments in the United Kingdom.

(e) Group accounts

The financial statements present information about the Company as an individual undertaking and not about its group. The Company has not prepared group accounts as it is exempt from the requirement to do so by section 400 of the Companies Act 2006 as it is a subsidiary of Land Securities Group PLC, a Company incorporated in England and Wales whose consolidated financial statements are publicly available.

3. Investment in subsidiary undertakings

At 31 March 2016 and 31 March 2017

£'000

The directors believe that the carrying value of the investments is supported by their underlying net assets.

The subsidiary undertaking of the Company is:

Name	Class of shares owned	Percentage of share capital owned	Principal country of incorporation	Nature of business
LS Banbridge Management Limited	£1 Ordinary shares	100%	England	Dormant

4. Trade and other receivables

	2017 £'000	2016 £'000
Amounts owed from a Group undertaking	1	1

The unsecured loan to the group undertaking is interest free, repayable on demand with no fixed repayment date.

5. Ordinary share capital

	2017 Number	Issued 2016 Number	Allotted and fully paid 2017 £'000	2016 £'000
Ordinary shares of £1.00 each	1,000,000	1,000,000	1,000	1,000

6. Reserves

	Ordinary Share Capital £'000	Retained Earnings £'000	Total £'000
At 31 March 2016 and 31 March 2017	1,000	(999)	1

7. Cash flow statement exemption

The Company is a wholly owned subsidiary of Land Securities Group PLC which prepares a consolidated cash flow statement. The Company has therefore elected to make use of the exemption provided in FRS 102 not to produce its own cash flow statement.

8. Related party transactions

The company is a wholly owned subsidiary of Land Securities Group PLC and has taken advantage of the exemption provided in FRS 102 not to make disclosure of transactions with other entities that are part of the Group.

9. Parent company

The immediate parent company is Land Securities Property Holdings Limited.

The ultimate parent company and controlling party at 31 March 2017 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 2017 for Land Securities Group PLC can be obtained from the Company Secretary, 100 Victoria Street, London, SW1E 5JL. This is the largest and smallest group to include these accounts in its consolidated financial statements.