

CORBY (GENERAL PARTNER) LIMITED

UNAUDITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

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CORBY (GENERAL PARTNER) LIMITED
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COMPANY INFORMATION

Directors	John Keith Leslie White Simon Lee Frederick Joseph Brooks (resigned 3 September 2023) Neil Alexander MacEachin (appointed 3 September 2023)
Company secretary	LDC Nominee Secretary Limited (appointed 6 March 2023) Apex Listed Companies Services (UK) Limited (resigned 6 March 2023)
Registered number	05935686
Registered office	8th Floor 100 Bishopgate London England EC2N 4AG
Accountants	BDO LLP 55 Baker Street London W1U 7EU
Solicitors	Stephenson Harwood LLP 1 Finsbury Circus London EC2M 7SH
Independent valuer	Knight Frank LLP 55 Baker Street London W1U 8AN

CORBY (GENERAL PARTNER) LIMITED

CONTENTS

	Page
Directors' Report	1 - 2
Statement of Comprehensive Income	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Notes to the Financial Statements	6 - 7

CORBY (GENERAL PARTNER) LIMITED
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**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2023**

The Directors present their report and the financial statements for the year ended 31 March 2023.

Directors' responsibilities

The Directors are responsible for preparing the Directors' 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 the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- 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 to enable them to ensure that the 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.

Principal activity

The Company was incorporated on 14 September 2006. The Company's principal activity is to act as the General Partner for Corby Limited Partnership.

Results and dividends

The profit for the year, after taxation, amounted to £nil (2022 - £199).

The Directors have not declared a dividend in respect of the year (2022: £nil). Any undistributed profit for the year is to be transferred to reserves.

Directors

The Directors who served during the year and to the date of the report were:

John Keith Leslie White
Simon Lee
Frederick Joseph Brooks (resigned 3 September 2023)
Neil Alenxander MacEachin (appointed 3 September 2023)

Going concern and subsequent events

The Corby partnership as well as Corby (General Partner) Limited is in the process of being liquidated. It will remained dormant until then and liquidated in the next 12 months.

CORBY (GENERAL PARTNER) LIMITED
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**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2023**

Small companies note

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 27 February 2024 and signed on its behalf.



Neil Alexander MacEachin
Director

CORBY (GENERAL PARTNER) LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2023**

	Note	2023 £	2022 £
Administrative expenses		-	199
Profit for the financial year		-	199
Total comprehensive income for the year		-	199

The notes on pages 6 to 7 form part of these financial statements.

CORBY (GENERAL PARTNER) LIMITED
REGISTERED NUMBER: 05935686

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2023

	Note	2023 £	2022 £
Fixed assets			
Investments	3	200	200
		<u>200</u>	<u>200</u>
Total assets less current liabilities		200	200
Net assets		<u>200</u>	<u>200</u>
Capital and reserves			
Called up share capital	4	1	1
Retained earnings		199	199
		<u>200</u>	<u>200</u>

For the year ended 31 March 2023 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 27 February 2024.



Neil Alexander MacEachin
Director

The notes on pages 6 to 7 form part of these financial statements.

CORBY (GENERAL PARTNER) LIMITED
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STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2023
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	Share capital	Retained earnings	Total equity
	£	£	£
At 1 April 2021	1	-	1
Comprehensive income for the year			
Profit for the year	-	199	199
At 1 April 2022	1	199	200
At 31 March 2023	1	199	200

The notes on pages 6 to 7 form part of these financial statements.

CORBY (GENERAL PARTNER) LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

1. General information

The financial statements of Corby (General Partner) Limited (the "Company") for the year ended 31 March 2023 were authorised for issue by the Board of Directors on 27 February 2024.

The Company is a registered private company incorporated in the England and Wales with registration number 05935686. The address for the registered office is 8th Floor, 100 Bishopsgate, London, England, EC2N 4AG. The Company's principal activity is to act as the General Partner for Corby Limited Partnership. The Company is owned by its ultimate parent company, LXI REIT plc.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

2.2 Going concern

The Corby partnership as well as Corby (General Partner) Limited is in the process of being liquidated. It will remain dormant until then and liquidated in the next 12 months.

2.3 Currency

The Company financial information is presented in Sterling which is also the Company's functional currency.

2.4 Investment in subsidiaries

The investment in subsidiaries are included in the Statement of Financial Position at cost less any provision for impairment.

3. Investments

	2023 £	2022 £
Investments in subsidiary	200	200

4. Share capital

	2023 £	2022 £
Allotted, called up and fully paid		
1 (2022 - 1) Ordinary Shares share of £1.00	1	1

Share capital represents the nominal value of share capital subscribed for.

CORBY (GENERAL PARTNER) LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

5. Post balance sheet events

The Corby partnership as well as Corby (General Partner) Limited is in the process of being liquidated. It will remain dormant until then and liquidated in the next 12 months.

6. Related party transactions

The Company has taken advantage of the exemption available to wholly owned subsidiary undertakings not to disclose any transactions with entities that are included in the consolidated financial statements of its ultimate parent undertaking, LXi REIT plc.

7. Controlling party

The Company is wholly owned by its immediate parent LXi Property Holdings 3, a company incorporated in England and Wales. LXi REIT plc is the ultimate holding company which is the first and most senior parent that produces consolidated financial statements. The consolidated financial statements of LXi REIT Plc are available to the public and may be obtained by writing to the Company Secretary, 8th Floor 100 Bishopsgate, London, United Kingdom, EC2N 4AG.