

Registered number: 06452679

**LS LONDON HOLDINGS ONE LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2020**



# LS LONDON HOLDINGS ONE LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2020

The directors of LS London Holdings One Limited (the 'Company') present their report and the audited financial statements for the year ended 31 March 2020.

### Directors' responsibilities statement

The directors are responsible for preparing the Directors' Report and the audited financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare audited financial statements for each financial year. Under that law the directors have elected to prepare the audited financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. Under company law the directors must not approve the audited 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 audited financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the audited 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 audited 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, review of the business and future developments

The Company has continued its business of investment holding in the United Kingdom. No changes in the Company's principal activity are anticipated in the foreseeable future.

### Going concern

Given the significant impact of Covid-19 on the macro-economic conditions in which the Company is operating, the Directors have placed a particular focus on the appropriateness of adopting the going concern basis in preparing the financial statements for the year ended 31 March 2020. The directors are closely monitoring the impact of Covid-19 on the Company and, given the Company's operating model, believe that the Company has sufficient resources to meet its obligations as they fall due for 12 months after the date of approval of the financial statements. Based on this, together with available market information and the Directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2020.

### Results for the year and dividend

The results are set out in the Statement of Comprehensive Income on page 5.

The directors do not recommend the payment of a dividend for the year ended 31 March 2020 (2019: £1,100,000,000).

### Events after the end of the reporting period

On 14 October 2020 the Company disposed of its interest in LS Soho Square Limited.

On 22 June 2020 the Company acquired the entire share capital of LS Portland House Developer Limited and on 11 November 2020 the Company acquired the entire share capital of LS Red Lion Court Developer Limited.

### 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 R Worthington

### 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.

### Small companies exemption

The Directors' Report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

**LS LONDON HOLDINGS ONE LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2020**

**Strategic report**

The Company has taken advantage of the exemption under s414B of the Companies Act 2006 not to prepare a Strategic Report.

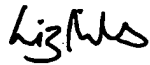
**Statement of disclosure of information to auditor**

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Registered Office  
100 Victoria Street  
London  
SW1E 5JL

This report was approved by the Board and signed on its behalf.



E Miles, for and on behalf of LS Company Secretaries Limited  
Company Secretary

Date: 18 December 2020

Registered and domiciled in England and Wales  
Registered number: 06452679

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LS LONDON HOLDINGS ONE LIMITED**

### **Opinion**

We have audited the financial statements of LS London Holdings One Limited (the 'Company') for the year ended 31 March 2020 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 15, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 101 'Reduced Disclosure Framework' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2020 and of its profit 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.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report below. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

### **Other information**

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LS LONDON HOLDINGS ONE LIMITED (CONTINUED)**

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

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which 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; or
- the directors were not entitled to take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

### **Use of our report**

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.

*Ernst & Young LLP*

Claire Johnson (Senior statutory auditor)

For and on behalf of  
Ernst & Young LLP, Statutory Auditor

London

Date: 18 December 2020

**LS LONDON HOLDINGS ONE LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2020**

	Notes	2020 £000	2019 £000
Dividend income	4	279,515	1,019,764
Impairment of investment in subsidiary undertakings	5,9	(37,308)	(45,328)
(Loss)/profit on disposal of subsidiary undertakings		(9)	1
<b>Operating profit</b>		<b>242,198</b>	<b>974,437</b>
Interest income	6	15,097	11,413
<b>Profit before tax</b>		<b>257,295</b>	<b>985,850</b>
Taxation	7	(2,295)	(2,168)
<b>Profit and total comprehensive income for the financial year</b>		<b>255,000</b>	<b>983,682</b>

There were no recognised gains or losses for 2020 or 2019 other than those included in the statement of comprehensive income.

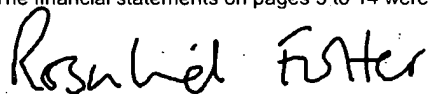
All amounts are derived from continuing activities.

**LS LONDON HOLDINGS ONE LIMITED**  
**REGISTERED NUMBER: 06452679**

**BALANCE SHEET**  
**AS AT 31 MARCH 2020**

	Notes	2020 £000	2019 £000
<b>Non-current assets</b>			
Investment in subsidiary undertakings	9	2,767,338	2,960,646
		<u>2,767,338</u>	<u>2,960,646</u>
<b>Current assets</b>			
Amounts due from Group undertakings	10	497,669	48,060
		<u>497,669</u>	<u>48,060</u>
<b>Current liabilities</b>			
Trade and other payables	11	(3,698)	(2,397)
		<u>(3,698)</u>	<u>(2,397)</u>
<b>Net assets</b>		<u>3,261,309</u>	<u>3,006,309</u>
<b>Capital and reserves</b>			
Share capital	12	1,002,500	1,002,500
Share premium		315,345	315,345
Retained earnings		1,943,464	1,688,464
<b>Total equity</b>		<u>3,261,309</u>	<u>3,006,309</u>

The financial statements on pages 5 to 14 were approved by the Board of Directors and were signed on its behalf by:



R C Futter, for and on behalf of LS Director Limited

Date: 18 December 2020

# LS LONDON HOLDINGS ONE LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2020

	Share capital £000	Share premium account £000	Retained earnings £000	Total equity £000
At 1 April 2018	1,002,500	315,345	1,804,782	3,122,627
Total comprehensive income for the financial year	-	-	983,682	983,682
<b>Transactions with shareholders:</b>				
Dividends	-	-	(1,100,000)	(1,100,000)
<b>At 31 March 2019</b>	<b>1,002,500</b>	<b>315,345</b>	<b>1,688,464</b>	<b>3,006,309</b>
Total comprehensive income for the financial year	-	-	255,000	255,000
<b>At 31 March 2020</b>	<b>1,002,500</b>	<b>315,345</b>	<b>1,943,464</b>	<b>3,261,309</b>



## LS LONDON HOLDINGS ONE LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

#### 1. Accounting policies

##### 1.1 Basis of preparation

The financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' ('FRS 101') and the Companies Act 2006. The financial statements are prepared under the historical cost convention.

LS London Holdings One Limited (the 'Company') is a private company limited by shares and is incorporated, domiciled and registered in England and Wales (Registered number: 06452679). The nature of the Company's operations is set out in the Directors' Report on page 1. The results of the Company are included in the consolidated financial statements of Land Securities Group PLC which are available from the Company's registered office at 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 2020. The financial statements are prepared in Pounds Sterling (£) and are rounded to the nearest thousand pounds (£000).

##### 1.2 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.

##### 1.3 Financial reporting standard 101 - reduced disclosure exemptions

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
  - paragraph 73(e) of IAS 16 Property, Plant and Equipment;
  - paragraph 118(e) of IAS 38 Intangible Assets;
  - paragraphs 76 and 79(d) of IAS 40 Investment Property; and
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member
- the requirements of paragraphs 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets.

The equivalent disclosures relating to IFRS 7, IFRS 13 & IAS 36 are included in the consolidated financial statements of Land Securities Group PLC, in which the entity is consolidated.

##### 1.4 Investment in subsidiary undertakings

Investments in subsidiary undertakings are stated at cost in the Company's Balance Sheet, less any provision for impairment in value.

##### 1.5 Provisions

A provision is recognised in the Balance Sheet when the Company has a constructive or legal obligation as a result of a past event and it is probable that an outflow of economic benefits will be required to settle the obligation. Where relevant, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

##### 1.6 Going concern

Given the significant impact of Covid-19 on the macro-economic conditions in which the Company is operating, the Directors have placed a particular focus on the appropriateness of adopting the going concern basis in preparing the financial statements for the year ended 31 March 2020. The directors are closely monitoring the impact of Covid-19 on the Company and, given the Company's operating model, believe that the Company has sufficient resources to meet its obligations as they fall due for 12 months after the date of approval of the financial statements. Based on this, together with available market information and the Directors' knowledge and experience of the Company, the Directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2020.

##### 1.7 Expenses

Management and administrative expenditure is expensed as incurred.

## LS LONDON HOLDINGS ONE LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

#### 1. Accounting policies (continued)

##### 1.8 Impairment

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised in the Statement of Comprehensive Income whenever the carrying amount of an asset exceeds its recoverable amount.

The recoverable amount of an asset is the greater of its fair value less costs to sell and its value in use. The value in use is determined as the net present value of the future cash flows expected to be derived from the asset, discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount after the reversal does not exceed the amount that would have been determined, net of applicable depreciation, if no impairment loss had been recognised.

##### 1.9 Income taxation

Income tax on the profit or loss for the year comprises current tax. Current tax is the tax payable on the taxable income for the year and any adjustment in respect of previous years.

##### 1.10 Intercompany loans

###### Amounts due from Group undertakings

Amounts due from Group undertakings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts due from Group undertakings are stated at amortised cost and, where relevant, adjusted for the time value of money. The Company assesses on a forward-looking basis, the expected credit losses associated with its amounts due from Group undertakings. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the amounts due. If collection is expected in more than one year, the balance is presented within non-current assets.

In determining the expected credit losses, the Company takes into account any future expectations of likely default events based on the level of capitalisation of the counterparty, which is a fellow subsidiary undertaking of Land Securities Group PLC.

##### 1.11 Trade and other payables

Trade and other payables with no stated interest rate and payable within one year are recorded at transaction price. Trade and other payables after one year are discounted based on the amortised cost method using the effective interest rate.

##### 1.12 Dividends

Final dividend distributions to the Company's shareholders are recognised as a liability in the Company's financial statements in the period in which the dividends are approved by the Company's shareholders. Interim dividends are recognised when paid.

Dividend income is recognised when the Company's right to receive payment is established.

#### 2. Changes in accounting policies and standards

The accounting policies used in these financial statements are consistent with those applied in the last annual financial statements, as amended where relevant to reflect the adoption of new standards, amendments and interpretations which became effective in the year, the impact of which is outlined below.

##### Changes in accounting policy

The Company has adopted IFRS 16 Leases on 1 April 2019. There has been no net impact on Total Comprehensive Income or on the Company's balance sheet.

##### Amendments to IFRS

A number of new standards, amendments to standards and interpretations have been issued but are not yet effective for the Company none of which are expected to have a material impact on the financial statements of the Company.

# LS LONDON HOLDINGS ONE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 3. Significant accounting judgements and estimates

The Company's significant accounting policies are stated in note 1 above. Not all of these significant accounting policies require management to make difficult, subjective or complex judgements or estimates. The following is intended to provide an understanding of the policies that management consider critical because of the level of complexity, judgement or estimation involved in their application and their impact on the financial statements. These estimates involve assumptions or judgements in respect of future events. Actual results may differ from these estimates.

#### Estimates

##### (a) Amounts due from Group undertakings

The Company is required to judge when there is sufficient objective evidence to require the impairment of amounts due from Group undertakings. It does this by assessing on a forward-looking basis, the expected credit losses associated with its amounts due from Group undertakings. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the amounts due. In determining the expected credit losses, the Company takes into account any future expectations of likely default events based on the level of capitalisation of the counterparty, which is a fellow subsidiary undertaking of Land Securities Group PLC.

##### (b) Impairment of investment in subsidiary undertakings

The Company is required to judge when there is sufficient objective evidence to require the impairment of investments in subsidiaries. It does this by assessing the net asset value of each subsidiary undertaking as at year end. A provision for impairment is made if the net asset value of the subsidiary undertaking is lower than the carrying amount of the investment recorded by the Company.

### 4. Dividend income

	2020 £000	2019 £000
Dividend income	279,515	1,019,764
<b>Total dividend income</b>	<b>279,515</b>	<b>1,019,764</b>

Dividend income is presented net of the **£166,000,000** (2019: £448,023,000) return of capital from subsidiary undertakings. See note 9 for further details.

### 5. Management and administrative expenses

#### (a) Management services

The Company had no employees during the year (2019: None). Management services were provided to the Company throughout the year by Land Securities Properties Limited, a fellow Group undertaking, charges for which amount to **£Nil** (2019: £Nil).

#### (b) Directors' remuneration

The Group's directors' emoluments are borne by Land Securities Properties Limited. The directors of the Company received no emoluments from Land Securities Properties Limited for their services to the Company (2019: £Nil).

#### (c) Auditor remuneration

The Group auditor's remuneration is borne by Land Securities Properties Limited. The proportion of the remuneration which relates to the Company amounts to **£1,700** (2019: £1,700). No non-audit services were provided to the Company during the year (2019: None).

#### (d) Provision for impairment in value

An impairment of **£37,308,000** (2019: £45,328,000) in respect of investment in subsidiary undertakings has been recognised in the Statement of Comprehensive Income for the year, as the fair value of the subsidiary undertakings net assets has decreased during the year. See note 9 for further details.

LS LONDON HOLDINGS ONE LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2020

6. Interest income

	2020 £000	2019 £000
<b>Interest income</b>		
Interest on amounts due from Group undertakings	15,097	11,413
<b>Total interest income</b>	<b>15,097</b>	<b>11,413</b>

7. Income tax

	2020 £000	2019 £000
<b>Corporation tax</b>		
Income tax on profit for the year	2,295	2,168
<b>Total income tax charge in the Statement of Comprehensive Income</b>	<b>2,295</b>	<b>2,168</b>

**Factors affecting tax charge for the year**

The tax assessed for the year is lower than (2019 - lower than) the standard rate of corporation tax in the UK of 19% (2019 - 19%) as set out below:

	2020 £000	2019 £000
Profit before tax	257,295	985,850
Profit before tax multiplied by UK corporation tax rate	48,886	187,311
<b>Effects of:</b>		
Non-taxable income	(46,019)	(193,757)
Adjustments in respect of prior years	(574)	-
Expenses not deductible for tax purposes	2	8,614
<b>Total tax charge for the year</b>	<b>2,295</b>	<b>2,168</b>

Land Securities Group PLC is a Real Estate Investment Trust (REIT). As a result the Company does not pay UK corporation tax on the profits and gains from qualifying rental business in the UK provided it meets certain conditions. Non-qualifying profits and gains of the Company continue to be subject to corporation tax as normal.

8. Dividends

	2020 £ per share	2020 £000	2019 £ per share	2019 £000
Ordinary - interim	-	-	1.10	1,100,000
	-	-	1.10	1,100,000

# LS LONDON HOLDINGS ONE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 9. Investment in subsidiary undertakings

	2020 £000	2019 £000
At the beginning of the year	2,960,646	3,392,847
Acquisitions	10,000	61,150
Disposals		
Impairment	(37,308)	(45,328)
Return of capital	(166,000)	(448,023)
<b>At 31 March</b>	<b>2,767,338</b>	<b>2,960,646</b>

The total cost of investment in subsidiary undertakings is **£3,219,750,000** (2019: £3,375,741,000). The total provision for impairment of investment in subsidiary undertakings is **£452,403,000** (2019: £415,095,000).

During the year the Company acquired further interest in LS Sumner Street Limited for a consideration of **£10,000,000** (2019: acquisitions totalling £61,150,000).

During the year the Company disposed of its 100% interests in Stag Place (LP) Limited and Stag Place (GP) Limited. The Company received **£Nil** from the sales of Stag Place (LP) Limited and Stag Place (GP) Limited during the year, which resulted in a profit on disposal of **£Nil**.

During the year, subsidiary undertakings returned **£166,000,000** (2019: £448,023,000) of capital to the Company in addition to dividend income presented in note 4.

The impairment charges have been recognised as a result of the fair value of the net assets of the subsidiary becoming lower than the net book value. The directors believe that the carrying value of the investment is supported by the fair value of the net assets of the subsidiary undertakings.

# LS LONDON HOLDINGS ONE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 9. Investment in subsidiary undertakings (continued)

The subsidiary undertakings of the Company are:

Name	Class of shares	Holding percentage	Principal country of incorporation	Nature of business
LS 1 Sherwood Street Limited	£1 Ordinary shares	100%	England	Property investment
LS Harbour Exchange Option Limited	£1 Ordinary shares	100%	England	Property investment
The City of London Real Property Company Limited	£1 Ordinary shares	100%	England	Property investment
LS Kings Gate Residential Limited	£1 Ordinary shares	100%	England	Property investment
LS Soho Square Limited	£1 Ordinary shares	100%	England	Property investment
LS 60-78 Victoria Street Limited	£1 Ordinary shares	100%	England	Property investment
LS Zig Zag Limited	£1 Ordinary shares	100%	England	Property investment
LS Entertainment Venues Limited	£1 Ordinary shares	100%	England	Property investment
LS One New Change Limited	£1 Ordinary shares	100%	England	Property investment
LS Harrow Properties Limited	£1 Ordinary shares	100%	England	Property investment
LS 123 Victoria Street Limited (formerly LS Ashdown Limited)	£1 Ordinary shares	100%	England	Property investment
LS City Gate House Limited	£1 Ordinary shares	100%	England	Property investment
LS Lavington Street Limited	£1 Ordinary shares	100%	England	Property investment
LS Cardinal Limited	£1 Ordinary shares	100%	England	Property investment
LS Aldersgate Limited	£1 Ordinary shares	100%	England	Property investment
LS Hill House Limited	£1 Ordinary shares	100%	England	Property investment
LS Wilton Plaza Limited	£1 Ordinary shares	100%	England	Property investment
LS Tottenham Court Road Limited	£1 Ordinary shares	100%	England	Property investment
LS Eastbourne Terrace Limited	£1 Ordinary shares	100%	England	Investment holding
LS Red Lion Court Limited	£1 Ordinary shares	100%	England	Property investment
LS QAM Limited	£1 Ordinary shares	100%	England	Property investment
LS Victoria Properties Limited	£1 Ordinary shares	100%	England	Property investment
LS Myo Limited	£1 Ordinary shares	100%	England	Property investment
LS 130 Wood St Limited	£1 Ordinary shares	100%	England	Property investment
LS 105 Sumner Street Developer Limited	£1 Ordinary shares	100%	England	Property investment
Dashwood House Limited	£1 Ordinary shares	100%	England	Property investment
LC25 Limited	£1 Ordinary shares	100%	England	Investment holding
LS 1 Sherwood Street Developer Limited	£1 Ordinary shares	100%	England	Development management
LS City & West End Limited	£1 Ordinary shares	100%	England	Property investment
LS 62 Buckingham Gate Limited	£1 Ordinary shares	100%	England	Property investment
LS 25 Lavington Street Developer Limited	£1 Ordinary shares	100%	England	Development management
LS Sumner Street Limited	£1 Ordinary shares	100%	England	Dormant

All subsidiary undertakings are registered at 100 Victoria Street, London, SW1E 5JL.

### 10. Amounts due from Group undertakings

	2020 £000	2019 £000
Amounts due from Group undertakings - fellow subsidiary	497,669	48,060
<b>Total amounts due from Group undertakings</b>	<b>497,669</b>	<b>48,060</b>

The unsecured amounts due from Group undertakings are repayable on demand with no fixed repayment date. Interest is charged at 4.1% per annum (2019: 4.1%).

# LS LONDON HOLDINGS ONE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

### 11. Trade and other payables

	2020 £000	2019 £000
Current tax liabilities	3,698	2,397
<b>Total trade and other payables</b>	<b>3,698</b>	<b>2,397</b>

### 12. Share capital

	Authorised and issued		Allotted and fully paid	
	2020 Number	2019 Number	2020 £000	2019 £000
Ordinary shares of £1.00 each	1,002,500,000	1,002,500,000	1,002,500	1,002,500
	<b>1,002,500,000</b>	<b>1,002,500,000</b>	<b>1,002,500</b>	<b>1,002,500</b>

### 13. Contingencies

The Company has contingent liabilities in respect of legal claims, guarantees, and warranties arising in the ordinary course of business. It is not anticipated that any material liabilities will arise from the contingent liabilities.

### 14. Parent company

The immediate parent company is Land Securities PLC.

The ultimate parent company and controlling party at 31 March 2020 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 2020 for Land Securities Group PLC can be obtained from the Company Secretary at the registered office of the ultimate parent company, 100 Victoria Street, London, SW1E 5JL, and from the Group website at [www.landsec.com](http://www.landsec.com). This is the largest and smallest Group to include these accounts in its consolidated financial statements.

### 15. Events after the end of the reporting period

On 14 October 2020 the Company disposed of its interest in LS Soho Square Limited.

On 22 June 2020 the Company acquired the entire share capital of LS Portland House Developer Limited and on 11 November 2020 the Company acquired the entire share capital of LS Red Lion Court Developer Limited.