

WESTGATE OXFORD ALLIANCE NOMINEE NO.2 LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

WESTGATE OXFORD ALLIANCE NOMINEE NO.2 LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2021

The directors of Westgate Oxford Alliance Nominee No.2 Limited (the 'Company') present their report and the financial statements for the year ended 31 March 2021.

Principal activity

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

Results for the year and dividend

There was no activity in the Company for the year ended 31 March 2021 and consequently no Statement of Comprehensive Income has been disclosed.

The directors do not recommend the payment of a dividend for the year ended 31 March 2021 (2020: £Nil).

Directors

The directors who held office during the year and up to the date of this report unless otherwise stated were:

C N Cheffings (appointed 23 July 2021)

R Allen (appointed 22 July 2021)

I Petts (Alternate - appointed 15 July 2021)

M R Worthington (appointed 15 July 2021)

I S Bramley (appointed 4 March 2021)

J R C Cooksey (resigned 22 July 2021)

D M Cooper (Alternate)

N de Mestre (resigned 4 March 2021)

R C Futter (resigned 15 July 2021)

H N Milne

D R Booth (Alternate - resigned 22 July 2021)

M R Worthington (Alternate - resigned 15 July 2021)

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 note

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

Registered Office
100 Victoria Street
London
SW1E 5JL

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

H N Milne
Director

I S Bramley
Director

Date: 26 July 2021

Date: 26 July 2021

Registered in England and Wales
Registered number: 07111348

WESTGATE OXFORD ALLIANCE NOMINEE NO.2 LIMITED
REGISTERED NUMBER:07111348

BALANCE SHEET
AS AT 31 MARCH 2021

	Note	2021 £	2020 £
Current assets			
Amounts due from parent undertaking	2	1	1
		<u>1</u>	<u>1</u>
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Share capital	3	1	1
		<u>1</u>	<u>1</u>
Total equity		<u>1</u>	<u>1</u>

For the year ended 31 March 2021 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The 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 the financial statements.

The financial statements on pages 2 to 3 were approved by the Board of Directors and were signed on its behalf by:

H N Milne
Director

I S Bramley
Director

Date: 26 July 2021

Date: 26 July 2021

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

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 102, 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.

Westgate Oxford Alliance Nominee No.2 Limited (the 'Company') is a private company limited by shares and is incorporated, domiciled and registered in England and Wales (Registered number: 07111348). The nature of the Company's operations is set out in the Directors' Report on page 1.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2021. The financial statements are prepared in Pounds Sterling (£).

1.2 Amounts due from parent undertaking

Amounts due from parent undertaking are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts due from parent undertaking 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 parent undertaking. 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.

1.3 Statement of Comprehensive Income and other primary statements

There was no activity in the Company for the year ended 31 March 2021 and consequently no Statement of Comprehensive Income has been disclosed.

2. Amounts due from parent undertaking

	2021 £	2020 £
Westgate Oxford Alliance GP Limited	1	1
	<hr/>	<hr/>
Total amounts due from parent undertaking	<u>1</u>	<u>1</u>

The unsecured amounts due from parent undertaking are interest free, repayable on demand with no fixed repayment date.

3. Share capital

	Authorised and issued		Allotted and fully paid	
	2021	2020	2021	2020
	Number	Number	£	£
Ordinary shares of £1.00 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

4. Parent company

The immediate parent company is Westgate Oxford Alliance GP Limited.

Westgate Oxford Alliance GP Limited is jointly owned by LS (Jaguar) GP Investments Limited and Purple Holdco Limited whose ultimate parent companies are Land Securities Group PLC and The Crown Estate Commissioners, a body corporate created by Statute, the Crown Estate Act 1961, respectively. Therefore there is no ultimate controlling party.

Land Securities Group PLC's consolidated financial statements for the year ended 31 March 2021 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. The most recent financial statements for The Crown Estate Commissioners can be obtained from www.thecrownestate.co.uk.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.