

**CIRCUS STREET DEVELOPMENTS LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2023**

# CIRCUS STREET DEVELOPMENTS LIMITED

## DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2023

The directors of Circus Street Developments Limited (the 'Company') present their report and the audited financial statements for the year ended 31 March 2023.

### Directors' responsibilities statement

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 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 financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments 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; and
- 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 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 property development in the United Kingdom during the year. No changes in the Company's principal activity are anticipated in the foreseeable future.

### Going concern

The directors have determined that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of Land Securities Group PLC, who is the ultimate parent company of U and I PPP Limited. The directors' going concern assessment covers the period to 31 December 2024 and confirmation has been received that Land Securities Group PLC will support the Company until at least this date. The directors have carried out a review, including consideration of appropriate forecasts, which indicate that the Company will have adequate resources to continue to trade for the foreseeable future. Stress testing has been carried out to ensure there are sufficient cash resources to continue in operation for the period to 31 December 2024. As part of their assessment, the directors have also taken into consideration the financial and liquidity position of U and Securities Group PLC. 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 2023.

### Results for the year and dividend

The results are set out in the Statement of Comprehensive Income on page 6.

The directors do not recommend the payment of a final dividend for the year ended 31 March 2023 (2022: £Nil) in addition to the interim dividend of **£389,951** (2022: £319,944) paid on 30 May 2022, making a total dividend for the year of **£389,951** (2022: £319,944).

**CIRCUS STREET DEVELOPMENTS LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2023**

**Directors**

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

R J Austin  
A S Brockley  
S C J Ellis  
R N Kierans  
N S Parker  
Dr. A W Taeë  
T Ward  
S A West  
R A J Wright  
G M Richardson

**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.

**Strategic report**

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

**Disclosure of information to auditors**

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 auditors are 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 auditors are aware of that information.

Registered Office  
100 Victoria Street  
London  
SW1E 5JL  
United Kingdom

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

L McCaveny, for and on behalf of U and I Company Secretaries Limited  
Company Secretary

Date: 19 December 2023

Registered in England and Wales  
Registered number: 08212639

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CIRCUS STREET DEVELOPMENTS LIMITED

### Opinion

We have audited the financial statements of Circus Street Developments Limited (the 'Company') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes 1 to 16, 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 Company's affairs as at 31 March 2023 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. 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

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period to 31 December 2024.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the Company's ability to continue as a going concern.

### 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 contained within the annual report.

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.

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 this gives rise to a material misstatement in the financial statements themselves. 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 have been prepared in accordance with applicable legal requirements.

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CIRCUS STREET DEVELOPMENTS 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 small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

### Responsibilities of the 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

### **Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company and determined that the most significant which are directly relevant to specific assertions in the financial statements are those that relate to the reporting framework (FRS 101 and the Companies Act 2006) and the relevant tax regulations in the United Kingdom, including the UK REIT regulations.
- We understood how the Company is complying with those frameworks through enquiry with the Company and by identifying the Company's policies and procedures regarding compliance with laws and regulations. We also identified those members of the Company who have the primary responsibility for ensuring compliance with laws and regulations, and for reporting any known instances of non-compliance to those charged with governance.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur by reviewing the Land Securities Group risk register and through enquiry with the Company's Management during the planning and execution phases of the audit.
- Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved:
  - Enquiry of Management, and when appropriate, those charged with governance of the Company regarding their knowledge of any non-compliance or potential non-compliance with laws and regulations that could affect the financial statements;
  - Reading minutes of meetings of those charged with governance;
  - Obtaining and reading correspondence from legal and regulatory bodies, including HMRC; and
  - Journal entry testing, with a focus on manual journals and journals indicating large or unusual transactions based on our understanding of the business.

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.

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CIRCUS STREET DEVELOPMENTS LIMITED (CONTINUED)

### 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.

Graeme Downes (Senior statutory auditor)

For and behalf of

Ernst & Young LLP, Statutory Auditor

London

Date: 20 December 2023

**CIRCUS STREET DEVELOPMENTS LIMITED**

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

	Notes	2023 £	2022 £
Costs	4	389,951	233,565
<b>Gross profit</b>		<u>389,951</u>	<u>233,565</u>
Administrative expenses	5	(156)	(150)
<b>Operating profit</b>		<u>389,795</u>	<u>233,415</u>
Interest expense	7	(17)	-
<b>Profit before tax</b>		<u>389,778</u>	<u>233,415</u>
Tax on profit		(74,091)	(34,125)
<b>Profit and total comprehensive income for the financial year</b>		<u><u>315,687</u></u>	<u><u>199,290</u></u>

There were no recognised gains and losses for 2023 or 2022 other than those included in the Statement of Comprehensive Income.

All amounts are derived from continuing activities.

**CIRCUS STREET DEVELOPMENTS LIMITED**  
**Registered number: 08212639**

**BALANCE SHEET**  
**AS AT 31 MARCH 2023**

	Notes	2023 £	2022 £
<b>Current assets</b>			
Trade and other receivables	9	185	61,637
Cash at bank and in hand	10	633,544	1,064,659
		<u>633,729</u>	<u>1,126,296</u>
<b>Current liabilities</b>			
Trade and other payables	11	(704,902)	(1,118,750)
Amounts owed to related parties	12	-	(4,455)
		<u>(704,902)</u>	<u>(1,123,205)</u>
<b>Net (liabilities)/assets</b>		<u><u>(71,173)</u></u>	<u><u>3,091</u></u>
<b>Capital and reserves</b>			
Share capital	13	80	80
Retained earnings		(71,253)	3,011
<b>Total equity</b>		<u><u>(71,173)</u></u>	<u><u>3,091</u></u>

The financial statements on pages 6 to 15 were approved by the Board of Directors and were signed on its behalf by:

G M Richardson  
Director

Date: 19 December 2023



CIRCUS STREET DEVELOPMENTS LIMITED

STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2023

	Share capital £	Retained earnings £	Total equity £
At 1 April 2021	80	123,665	123,745
Total comprehensive income for the financial year	-	199,290	199,290
<b>Transactions with shareholders:</b>			
Dividends	-	(319,944)	(319,944)
<b>At 31 March 2022</b>	<u>80</u>	<u>3,011</u>	<u>3,091</u>
Total comprehensive income for the financial year	-	315,687	315,687
<b>Transactions with shareholders:</b>			
Dividends	-	(389,951)	(389,951)
<b>At 31 March 2023</b>	<u><u>80</u></u>	<u><u>(71,253)</u></u>	<u><u>(71,173)</u></u>

CIRCUS STREET DEVELOPMENTS LIMITED

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023 £	2022 £
<b>Cash flows from operating activities</b>			
Profit for the financial year		315,687	199,290
<b>Adjustments for:</b>			
Interest paid	7	17	-
Taxation charge	8	74,091	34,125
Decrease in trade and other receivables	9	61,452	361,293
Decrease in trade and other payables	11	(487,939)	(1,335,761)
Decrease in amounts owed to related parties	12	(4,455)	(194,554)
<b>Net cash used from operating activities</b>		<u>(41,147)</u>	<u>(935,607)</u>
Dividends paid		(389,951)	(319,944)
Interest paid		(17)	-
<b>Net cash used in financing activities</b>		<u>(389,968)</u>	<u>(319,944)</u>
Cash and cash equivalents at beginning of year	10	1,064,659	2,320,210
<b>Cash and cash equivalents at the end of year</b>		<u><u>633,544</u></u>	<u><u>1,064,659</u></u>
<b>Cash and cash equivalents at the end of year comprise:</b>			
Cash at bank and in hand		633,544	1,064,659
		<u><u>633,544</u></u>	<u><u>1,064,659</u></u>

# CIRCUS STREET DEVELOPMENTS LIMITED

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

### 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.

During the year, the Company changed its reporting framework from Financial Reporting Standard 102 ('FRS 102') the Financial Reporting Framework applicable in the UK and Republic of Ireland to Financial Reporting Standard 101 'Reduced Disclosure Framework' ('FRS 101'). There are no associated material implications of this change and therefore no third balance sheet has been presented.

Circus Street Developments Limited (the 'Company') is a private company limited by shares and is incorporated, domiciled and registered in England and Wales (Registered number: 08212639). 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 2023. The financial statements are prepared in Pounds Sterling (£) and rounded to the nearest £.

#### 1.2 Trade and other receivables

Trade and other receivables are recognised initially at fair value, subsequently 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 trade receivables. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the receivable. 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 recent payment behaviours and future expectations of likely default events (i.e. not making payment on the due date) based on individual customer credit ratings, actual or expected insolvency filings or company voluntary arrangements, likely deferrals of payments due, rent concessions and market expectations and trends in the wider macro-economic environment in which our customers operate.

Trade and other receivables are written off once all avenues to recover the balances are exhausted. Receivables written off are no longer subject to any enforcement activity.

#### 1.3 Cash and cash equivalents

Cash and cash equivalents comprise cash balances, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or fewer.

#### 1.4 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.

#### 1.5 Share capital

Ordinary shares are classified as equity.

#### 1.6 Going concern

The directors have determined that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of Land Securities Group PLC, who is the ultimate parent company of U and I PPP Limited. The directors' going concern assessment covers the period to 31 December 2024 and confirmation has been received that Land Securities Group PLC will support the Company until at least this date. The directors have carried out a review, including consideration of appropriate forecasts, which indicate that the Company will have adequate resources to continue to trade for the foreseeable future. Stress testing has been carried out to ensure there are sufficient cash resources to continue in operation for the period to 31 December 2024. As part of their assessment, the directors have also taken into consideration the financial and liquidity position of Land Securities Group PLC. 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 2023.

#### 1.7 Expenses

Management and administrative expenditure is expensed as incurred.

## CIRCUS STREET DEVELOPMENTS LIMITED

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

#### 1. Accounting policies (continued)

##### 1.8 Income taxation

Income tax on the profit or loss for the year comprises current and deferred tax. Current tax is the tax payable on the taxable income for the year and any adjustment in respect of previous years. Deferred tax is provided in full using the Balance Sheet liability method on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the reporting date and are expected to apply when the asset is realised, or the liability is settled.

No provision is made for temporary differences (i) arising on the initial recognition of assets or liabilities, other than on a business combination, that affect neither accounting nor taxable profit and (ii) relating to investments in subsidiaries to the extent that they will not reverse in the foreseeable future.

##### 1.9 Amounts owed to related parties

Amounts owed to related parties are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts owed to related parties are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in the Statement of Comprehensive Income over the period of the loan, using the effective interest method.

##### 1.10 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.

##### 1.11 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.

#### 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. There have been no new accounting standards, amendments or interpretations during the year that have a material impact on the financial statements of the Company.

##### Amendments to accounting standards

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.

#### 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) Trade and other receivables

The Company is required to judge when there is sufficient objective evidence to require the impairment of individual trade receivables. It does this by assessing on a forward-looking basis, the expected credit losses associated with its trade receivables. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the receivable. In determining the expected credit losses, the Company takes into account any recent payment behaviours and future expectations of likely default events (i.e. not making payment on the due date) based on individual customer credit ratings, actual or expected insolvency filings or company voluntary arrangements, likely deferrals of payments due, rent concessions and market expectations and trends in the wider macro-economic environment in which our customers operate. These assessments are made on a customer by customer basis.

The Company's assessment of expected credit losses is inherently subjective due to the forward-looking nature of the assessments, in particular, the assessment of expected insolvency filings or company voluntary arrangements, likely deferrals of payments due and rent concessions. As a result, the value of the provisions for impairment of the Company's trade receivables are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate.

**CIRCUS STREET DEVELOPMENTS LIMITED**

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

**4. Costs**

	<b>2023</b>	2022
	<b>£</b>	<b>£</b>
Release of accrued development costs	(389,951)	(233,565)
<b>Gross profit</b>	<u>(389,951)</u>	<u>(233,565)</u>

Costs relate to the write back of expected costs needed to complete the development at the Circus Street site.

**5. Administrative expenses**

	<b>2023</b>	2022
	<b>£</b>	<b>£</b>
Administrative expenses	156	150
	<u>156</u>	<u>150</u>

**6. Management and administrative expenses**

**(a) Management services**

The Company had no employees during the year (2022: None). Management services were provided to the Company throughout the year by Land Securities Properties Limited, a fellow subsidiary undertaking, charges for which amount to **£Nil** (2022: **£Nil**).

**(b) Directors' remuneration**

The directors received no emoluments for their services to the Company (2022: **£Nil**).

**(c) Auditor remuneration**

The auditor's remuneration amounts to **£10,099** (2022: **£8,595**). No non-audit services were provided to the Company during the year (2022: None).

**7. Interest expense**

	<b>2023</b>	2022
	<b>£</b>	<b>£</b>
<b>Interest expense</b>		
Other interest payable	17	-
	<u>17</u>	<u>-</u>

**8. Income tax**

	<b>2023</b>	2022
	<b>£</b>	<b>£</b>
<b>Corporation tax</b>		
Income tax on profit for the year	74,091	22,174
Adjustment in respect of previous years	-	11,951
<b>Total income tax on income in the Statement of Comprehensive Income</b>	<u>74,091</u>	<u>34,125</u>

**CIRCUS STREET DEVELOPMENTS LIMITED**

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

**8. Income tax (continued)**

**Factors affecting tax charge for the year**

The tax assessed for the year is lower than (2022: lower than) the standard rate of corporation tax in the UK of **19%** (2022: 19%). The differences are explained below:

	<b>2023</b>	2022
	<b>£</b>	£
Profit on ordinary activities before tax	<u>389,778</u>	<u>233,415</u>
Profit before tax multiplied by standard rate of corporation tax	74,091	44,349
<b>Effects of:</b>		
Group relief claimed for nil consideration	-	(22,175)
Adjustment for prior years	-	11,951
	<u>74,091</u>	<u>34,125</u>
<b>Total tax charge in the Statement of Comprehensive Income (as above)</b>	<u><u>74,091</u></u>	<u><u>34,125</u></u>

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.

**9. Trade and other receivables**

	<b>2023</b>	2022
	<b>£</b>	£
Other receivables	-	60,169
VAT recoverable	185	1,468
	<u>185</u>	<u>61,637</u>
<b>Total trade and other receivables</b>	<u><u>185</u></u>	<u><u>61,637</u></u>

**10. Cash and cash equivalents**

	<b>2023</b>	2022
	<b>£</b>	£
Cash at bank and in hand	633,544	1,064,659
	<u>633,544</u>	<u>1,064,659</u>
<b>Total cash and cash equivalents</b>	<u><u>633,544</u></u>	<u><u>1,064,659</u></u>

**11. Trade and other payables**

	<b>2023</b>	2022
	<b>£</b>	£
Trade payables	-	2,400
Corporation tax	108,216	34,125
Other payables	499,826	499,826
Accruals	96,860	582,399
	<u>704,902</u>	<u>1,118,750</u>
<b>Total trade and other payables</b>	<u><u>704,902</u></u>	<u><u>1,118,750</u></u>

**CIRCUS STREET DEVELOPMENTS LIMITED**

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

**12. Amounts owed to related parties**

	2023 £	2022 £
Amounts owed to U and I PPP Limited	-	4,455
<b>Total amounts owed to related parties</b>	<b>-</b>	<b>4,455</b>

The amounts owed to related parties are unsecured, interest free and repayable on demand with no fixed repayment date.

**13. Share capital**

	Authorised and issued 2023 Number	Allotted and fully paid 2023 £	Authorised and issued 2022 Number	Allotted and fully paid 2022 £
3,999 (2022: 3,999) 'A' ordinary shares of £0.01 each	3,999	40	3,999	40
4,000 (2022: 4,000) 'B' ordinary shares of £0.01 each	4,000	40	4,000	40
	<u>7,999</u>	<u>80</u>	<u>7,999</u>	<u>80</u>

'A' class shares entitle the holder to one vote per share held, whilst 'B' class shares do not entitle voting rights. Both classes of shares entitle the holder to the right to receive dividends as declared by the Company. Upon winding up, the assets of the Company available for distribution among the members shall be applied first in paying to the 'A' and 'B' shareholders a sum equal to the nominal amount of each share held by them and secondly the balance of such assets (if any) shall be distributed pro rata amongst shareholders holding 'A' shares based upon the number of 'A' shares held.

**14. Related party transactions**

	2023 £	2022 £
U and I PPP Limited	-	4,455
	<u>-</u>	<u>4,455</u>

During the year ended 31 March 2023, the Company repaid its outstanding amount owed.

## CIRCUS STREET DEVELOPMENTS LIMITED

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

#### 15. Financial risk management

##### Financial risk management objectives and policies

The Company is exposed to minimal credit risk and liquidity risk due to the nature of the receivables and payables detailed below. The Company's overall risk management strategy seeks to minimise the potential adverse effects of these on the Company's financial performance through established policies and procedures for managing each of these risks, which are summarised below.

The Company has amounts due to and from related parties that arise directly from its operations. The carrying value equals the fair value of the amounts due to and from related parties due to their short-term nature.

##### Credit risk

The Company's principal financial assets are trade and other receivables and cash and cash equivalents. The credit risk related to cash is negligible and therefore the credit risk it faces is primarily attributable to its trade receivables. Trade receivables are presented in Balance Sheet net of allowances for doubtful receivables. The Company assesses on a forward-looking basis, the expected credit losses associated with its trade receivables. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the receivable.

In determining the expected credit losses of trade receivables, the Company takes into account any recent payment behaviours and future expectations of likely default events (i.e. not voluntary arrangements, likely deferrals of payments due and market expectations and trends in the wider macro-economic environment in which our customers operate. These assessments are made on a customer to customer basis. The balance is low relative to the scale of the Balance Sheet and the credit risk of trade receivables is considered to be low.

##### Liquidity risk

The Company is exposed to liquidity risk and needs to ensure that the cash flows from operations are sufficient to enable the it to pay their trade and other payables. The Company carefully monitors actual cash flows against forecasts and budgets in order to manage this risk.

##### Capital management

The Company considers its capital to include Shareholders' capital. The primary objective of the Company's capital management is to ensure that Company's obligations in relation to its liabilities are met on a timely basis. Given the Company's operating model and other factors outlined in the going concern statement in note 1, the directors believe that the Company continues to have sufficient resources to meet its obligations as they fall due.

#### 16. Parent company

The immediate parent companies are High Wire Brighton Limited and U and I PPP Limited.

As at 31 March 2023, the ultimate parent company and controlling party of U and I PPP Limited was Land Securities Group PLC which is registered in England and Wales.

Consolidated financial statements for the year ended 31 March 2023 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.

Copies of the annual report and financial statements of High Wire Brighton Limited can be obtained from 4 Greengate Cardale Park, Harrogate, United Kingdom, HG3 1GY.



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