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Registration number: 09400411

BL Broadgate Fragment 3 Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 March 2022

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BL Broadgate Fragment 3 Limited

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BL Broadgate Fragment 3 Limited

Strategic Report for the Year Ended 31 March 2022

The directors present their Strategic Report for the year ended 31 March 2022.

Business review and principal activities
BL Broadgate Fragment 3 Limited ("the company") is a wholly owned subsidiary of The British Land Company PLC and operates as a constituent of The British Land Company PLC group of companies ("the group").

The company's principal activity is an investment holding company in the United Kingdom (UK).

As shown in the company's Profit and Loss Account on page 5, the company's turnover and profit on ordinary activities before taxation is £3,663,000 compared to a turnover and profit on ordinary activities before taxation of £4,326,300 in the prior year. This is due to the decreased level of income from shares in group undertakings compared to the prior year.

Dividends of £3,663,000 (2021: £4,326,300) were paid in the year.

The Balance Sheet on page 7 shows that the company's financial position at the year end has, in net assets terms, remained consistent with the prior year.

The company is a subsidiary of The British Land Company PLC. The company's strategy is the same as the group's strategy - to deliver an above average annualised total return to shareholders, which is achieved by creating attractive environments in the right places focused around the people who work, shop and live in them.

The Board of the group uses total return, to monitor the performance of the group. This is a measure of growth in total equity per share, adding back any current year dividend.

Any expected future developments of the company are determined by the strategy of the group.

For more information also see The British Land Company PLC group annual report.

The performance of the group, which includes the company, is discussed in the group's annual report which does not form part of this report.

Strategic Report for the Year Ended 31 March 2022 (continued)

Principal risks and uncertainties

This company is part of a large property investment group. As such, the fundamental underlying risks for this company are those of the property group as discussed below.

The group generates returns to shareholders through long-term investment decisions requiring the evaluation of opportunities arising in the following areas:

- demand for space from occupiers against available supply;
- identification and execution of investment and development strategies which are value enhancing;
- availability of financing or refinancing at an acceptable cost;
- economic cycles, including their impact on tenant covenant quality, interest rates, inflation and property values;
- legislative changes, including planning consents and taxation;
- engagement of development contractors with strong covenants;
- key staff changes; and
- environmental and health and safety policies.

These opportunities also represent risks, the most significant being change to the value of the property portfolio. This risk has high visibility to directors and is considered and managed on a continuous basis. Directors use their knowledge and experience to knowingly accept a measured degree of market risk.

The group's preference for prime assets and their secure long term contracted rental income, primarily with upward only rent review clauses, presents lower risks than many other property portfolios.

The financial and political risks for the company are managed in accordance with the group financial risk management policy, as disclosed in the consolidated group financial statements.

The company has no third party debt and no associated third party interest rate exposure.

The general risk environment in which the Company operates has remained heightened during the period due to the continued impact of Covid-19, and the emergence of the UK economy from the pandemic, including related challenges in parts of the UK retail market and macroeconomic headwinds through rising inflation. Despite this the general risk environment is considered to have improved during the year with lifting of lockdown restrictions for the majority of the year, and improved activity in the UK economy and wider global investment markets.

The emergence of the conflict in Ukraine in February 2022 has led to increased global economic uncertainty with sanctions imposed upon Russia and heightened political and diplomatic tensions. The Directors do not consider the conflict at this stage to have had a material impact on the Company's financial statements owing to the nature of the Company's UK focused operations and limited exposure to Ukrainian and Russian businesses.

Approved by the Board on 07/10/2022 and signed on its behalf by:

DocuSigned by:

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Nigel Webb

Director

BL Broadgate Fragment 3 Limited

Directors' Report for the Year Ended 31 March 2022

The directors present their report and the unaudited financial statements for the year ended 31 March 2022.

Directors of the company
The directors, who held office during the year, and up to the date of signing the financial statements, were as follows:

S M Barzycki

N M Webb

D W Richards

C J Middleton (resigned 31 March 2022)

A Christofis (appointed 18 March 2022)

M A Wiseman (appointed 16 March 2022)

Directors' responsibilities statement
The directors acknowledge their responsibilities for preparing the Annual 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 prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure *Framework", and applicable law). 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 and apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; 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 enable them to ensure that the financial statements comply with the Companies Act 2006.

The directors 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.

Environmental matters
Across the group, The British Land Company PLC recognises the importance of its environmental responsibilities, monitors its impact on the environment and designs and implements policies to reduce any damage that might be caused by the group's activities. The company operates in accordance with group policies. The group's full sustainability report is available online at:

www.britishland.com/sustainability/reporting/latest-reporting

In preparing the financial statements, the impact of climate change has been considered. Whilst noting the Company's commitment to sustainability, there has not been a material impact on the financial reporting judgements and estimates arising from our considerations, which include physical climate and transitional risk assessments conducted by the Company.

Directors' Report for the Year Ended 31 March 2022 (continued)

Going Concern
The Directors consider that the Company has adequate resources to continue trading for the foreseeable future, with no external borrowings and a working capital cycle enabling the company to meet all liabilities as they fall due.

As a consequence of this the Directors feel that the Company is well placed to manage its financing and other business risks satisfactorily despite the uncertain economic climate, and have a reasonable expectation that the Company and the Group have adequate resources to continue in operation for at least 12 months from the signing date of these financial statements. Accordingly, they believe the going concern basis is an appropriate one.

Subsequent Events
Details of significant events since the Balance Sheet date, if any, are contained in note 10.

Audit exemption taken for the year ended 31 March 2022
The company is exempt from the requirements of the Companies Act 2006 relating to the audit of individual accounts by virtue of Section 479A of that Act, as disclosed on pages 219-220 of The British Land Company PLC Annual Report and Accounts 2022. The ultimate holding company and controlling party is The British Land Company PLC.

Approved by the Board on 07/10/2022 *and signed on its behalf by:*

DocuSigned by:

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Nigel Webb

Director

BL Broadgate Fragment 3 Limited

Profit and Loss Account for the Year Ended 31 March 2022

	Note	2022 £	2021 £
Turnover		-	-
Income from shares in group undertakings		3,663,000	4,326,300
Operating profit		3,663,000	4,326,300
Profit on ordinary activities before taxation		3,663,000	4,326,300
Taxation	5	-	-
Profit for the year		3,663,000	4,326,300

Turnover and results were derived from continuing operations within the United Kingdom.

The notes on pages 9 to 13 form an integral part of these financial statements.

BL Broadgate Fragment 3 Limited

Statement of Comprehensive Income for the Year Ended 31 March 2022

	2022 £	2021 £
Profit for the year	**3,663,000**	4,326,300
Total comprehensive income for the year	**3,663,000**	4,326,300

The notes on pages 9 to 13 form an integral part of these financial statements.

BL Broadgate Fragment 3 Limited

(Registration number: 09400411)

Balance Sheet as at 31 March 2022

	Note	31 March 2022 £	31 March 2021 £
Current assets			
Debtors	6	**10**	10
		10	10
Net current assets		**10**	10
Net assets		**10**	10
Capital and reserves			
Share capital	7	**10**	10
Total shareholders' funds		**10**	10

For the financial year ending 31 March 2022 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved by the Board on 07/10/2022 and signed on its behalf by:

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Nigel Webb

Director

The notes on pages 9 to 13 form an integral part of these financial statements.

BL Broadgate Fragment 3 Limited

Statement of Changes in Equity for the Year Ended 31 March 2022

	Share capital £	Profit and loss account £	Total £
Balance at 1 April 2020	10	-	**10**
Profit for the year	-	4,326,300	**4,326,300**
Total comprehensive income for the year	-	4,326,300	**4,326,300**
Dividends paid in the year	-	(4,326,300)	**(4,326,300)**
Balance at 31 March 2021	10	-	**10**

	Share capital £	Profit and loss account £	Total £
Balance at 1 April 2021	10	-	**10**
Profit for the year	-	3,663,000	**3,663,000**
Total comprehensive income for the year	-	3,663,000	**3,663,000**
Dividends paid in the year	-	(3,663,000)	**(3,663,000)**
Balance at 31 March 2022	**10**	**-**	**10**

The notes on pages 9 to 13 form an integral part of these financial statements.

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022

1 General information

The company is a private company limited by share capital, incorporated and domiciled in England, United Kingdom.

The address of its registered office is:
York House
45 Seymour Street
London
W1H 7LX

2 Accounting policies

Summary of significant accounting policies and key accounting estimates
The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation
These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101").

The financial statements are prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. Instances in which advantage of the FRS 101 disclosure exemptions have been taken are set out below.

The financial statements have been prepared under the historical cost convention. Historical cost is generally based on the fair value of the consideration given in exchange for the assets.

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

(a) The requirements of IAS 1 to provide a Balance Sheet at the beginning of the year in the event of a prior year adjustment;

(b) The requirements of IAS 1 to provide a Statement of Cash flows for the year;

(c) The requirements of IAS 1 to provide a statement of compliance with IFRS;

(d) The requirements of IAS 1 to disclose information on the management of capital;

(e) The requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors to disclose new IFRS's that have been issued but are not yet effective;

(f) 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;

(g) The requirements of paragraph 17 of IAS 24 Related Party Disclosures to disclose key management personnel compensation;

(h) The requirements of IFRS 7 to disclose financial instruments; and

(i) The requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement to disclose information of fair value valuation techniques and inputs.

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2 Accounting policies (continued)

Disclosure exemptions for subsidiaries are permitted where the relevant disclosure requirements are met in the consolidated financial statements. Where required, equivalent disclosures are given in the group financial statements of The British Land Company PLC. The group financial statements of The British Land Company PLC are available to the public and can be obtained as set out in note 11.

Adoption status of relevant new financial reporting standards and interpretations
In the current financial year the Company has adopted a number of minor amendments to standards effective in the year, none of which have had a material impact on the Company.

These amendments include IFRS 16 - Covid-19 Related Rent Concessions, and amendments to IFRS 9, IFRS 7, IFRS 4 and IFRS 16 Interest Rate Benchmark Reform - Phase 2.

Going Concern
The Directors consider that the Company has adequate resources to continue trading for the foreseeable future, with no external borrowings and a working capital cycle enabling the company to meet all liabilities as they fall due.

As a consequence of this the Directors feel that the Company is well placed to manage its financing and other business risks satisfactorily despite the uncertain economic climate, and have a reasonable expectation that the Company and the Group have adequate resources to continue in operation for at least 12 months from the signing date of these financial statements. Accordingly, they believe the going concern basis is an appropriate one.

Taxation
Current tax is based on taxable profit for the year and is calculated using tax rates that have been enacted or substantively enacted. Taxable profit differs from net profit as reported in the Profit and Loss Account because it excludes items of income or expense that are not taxable (or tax deductible).

Deferred tax is provided on items that may become taxable at a later date, on the difference between the balance sheet value and tax base value, on an undiscounted basis.

Debtors
Trade and other debtors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate. The Company calculates the expected credit loss for debtors based on lifetime expected credit losses under the IFRS 9 simplified approach.

Shares in group undertakings
Shares in group undertakings, included dividends received from group subsidiaries, are recognisd in the profit and loss account in the period to which they relate.

Dividends
Dividend distribution to the company's shareholders is recognised as a liability in the company's financial *statements in the period in which the dividends are approved by the company's shareholders.*

3 Critical accounting judgements and key sources of estimation uncertainty

In applying the Company's accounting policies, the Directors are required to make critical accounting judgements and assess key sources of estimation uncertainty that affect the financial statements.

The general risk environment in which the Company operates has remained heightened during the period due to the continued impact of Covid-19, and the emergence of the UK economy from the pandemic, including related challenges in parts of the UK retail market and macroeconomic headwinds through rising inflation. Despite this the general risk environment is considered to have improved during the year with lifting of lockdown restrictions for the majority of the year, and improved activity in the UK economy and wider global investment markets.

The emergence of the conflict in Ukraine in February 2022 has led to increased global economic uncertainty with sanctions imposed upon Russia and heightened political and diplomatic tensions. The Directors do not consider the conflict at this stage to have had a material impact on the Company's financial statements owing to the nature of the Company's UK focused operations and limited exposure to Ukrainian and Russian businesses.

Key sources of estimation uncertainty
The directors do not consider there to be any key sources of estimation uncertainty in the preparation of the Company financial statements.

Critical accounting adjustments
The directors do not consider there to be any other critical accounting judgements in the preparation of the Company financial statements.

4 Staff costs

No director (2021: nil) received any remuneration for services to the company in either year. The remuneration of the directors was borne by another company, for which no apportionment or recharges were made.

Average number of employees, excluding directors, of the company during the year was nil (2021: nil).

5 Tax on profit on ordinary activities

	2022 £	2021 £
Current taxation		
UK corporation tax	-	-
Tax charge in the profit and loss account	-	-

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022 (continued)

5 Tax on profit on ordinary activities (continued)

	2022 £	2021 £
Tax reconciliation		
Profit on ordinary activities before taxation	**3,663,000**	4,326,300
Tax on profit on ordinary activities at UK corporation tax rate of 19% (2021: 19%)	**695,970**	821,997
Effects of:		
Income not taxable	**(695,970)**	(821,997)
Total tax charge	**-**	-

On 24 May 2021 legislation was substantially enacted to increase the corporation tax rate to 25% from 1 April 2023. Where relevant this has been reflected in the deferred tax calculation.

6 Debtors

	31 March 2022 £	31 March 2021 £
Amounts due from related parties	**10**	10
	10	10

Debtors from related parties relate to amounts due from group companies which are repayable on demand. There is no interest charged on these balances.

7 Share capital

Allotted, called up and fully paid shares

	No.	31 March 2022 £	No.	31 March 2021 £
Ordinary shares of £1 each	10	10	10	10

8 Capital commitments

The total amount contracted for but not provided in the financial statements was £nil (2021: £nil).

9 Contingent liabilities

The company has no contingent liabilities at the year end.

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022 (continued)

10 Subsequent events

There have been no significant events since the year end.

11 Parent and ultimate parent undertaking

The immediate parent company is BL Bluebutton 2014 Limited.

The British Land Company PLC is the smallest and largest group for which group financial statements are available and which include the company. The ultimate holding company and controlling party is The British Land Company PLC. Group financial statements for this company are available on request from British Land, York House, 45 Seymour Street, London, W1H 7LX.