

Registration number: 10425872

SEGRO (New Cross Business Centre) Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 December 2021



SEGRO (New Cross Business Centre) Limited

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SEGRO (New Cross Business Centre) Limited

Company Information

Directors	A.M. Holland
	A.O. Peters
	A.J. Pilsworth
	J. W. Craddock
	D. R. Proctor
Company secretary	J. Foo
Registered office	1 New Burlington Place London W1S 2HR

SEGRO (New Cross Business Centre) Limited

Strategic Report for the Year Ended 31 December 2021

The Directors present their Strategic Report for the year ended 31 December 2021.

Principal activities

The principal activity of the Company is property investment and development, specialising in the provision of modern buildings, mostly industrial, designed to meet the requirements of individual tenants. These developments are let on fully repairing and insuring leases and retained by the Company as investments.

This is a private company limited by shares incorporated in England and Wales. Details of the Company's registered office is set out in the Company information on page 1.

Business review

Fair review of the business

The Company has performed in line with expectations and the Directors are satisfied with the period end position.

The results for the Company show a pre-tax profit of £1m (2020: profit £2m). The Company is in a net asset position at the year end. The Directors are satisfied that the financial statements have been prepared on a going concern basis. For further disclosure see the Directors' Report under going concern.

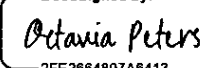
Key Performance Indicators (KPIs)

Given the straightforward nature of the business, the Company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance, or position of the business. KPIs are disclosed within the SEGRO plc Annual Report and Accounts for the year ended 31 December 2021.

Covid-19

The onset of the Covid-19 pandemic had wide reaching implications for stakeholders of the Company and the SEGRO Group. The Group and the Company continue to monitor the situation and have taken actions to mitigate its impacts including on our operations, the health and wellbeing of our employees and to support our stakeholders.

Approved by the Board on 30 June 2022 and signed on its behalf by:

DocuSigned by:

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.....
A.O. Peters
Director

SEGRO (New Cross Business Centre) Limited

Directors' Report for the Year Ended 31 December 2021

The Directors present their report and the unaudited financial statements of the Company for the year ended 31 December 2021.

Principal risks and uncertainties

The Company, as a subsidiary of SEGRO plc, is managed on a unified basis as part of the SEGRO plc group "The Group". The principal risks faced by the Company reflect those of the SEGRO plc group and the table below outlines the principal risks and uncertainties faced by the SEGRO plc group in delivering its strategic priorities for the forthcoming year.

- Macroeconomic impact on Market Cycle
- Portfolio Strategy and Execution
- Major event/business disruption
- Health and Safety
- Environmental Sustainability and Climate Change
- Development Plan execution
- Financing Strategy
- Political and Regulatory
- Operational delivery and compliance

These risks and uncertainties are described in greater detail together with mitigating factors on pages 78 to 83 of the SEGRO plc Annual Report and Accounts for the year ended 31 December 2021.

Going concern

The financial statements have been prepared on a going concern basis, as the Directors intend the Company to maintain the same level of activity during the forthcoming year. The Company is funded via an inter-company non-current account provided by the Company's ultimate parent, SEGRO plc, which has confirmed its continuing financial support and therefore the Directors consider the Company is in a position to meet its liabilities as they fall due.

The Directors, having assessed the responses of the Directors of the Company's ultimate parent SEGRO plc to their enquiries have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the SEGRO plc group to continue as a going concern or its ability to continue with the current banking arrangements.

On the basis of their assessment of the Company's financial position and of the enquiries made of the Directors of SEGRO plc, the Company's Directors have a reasonable expectation that the Company will be able to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Future developments

The Directors expect the general level of activity to remain consistent with the current year in the forthcoming years. This is due to the straightforward nature of the business in which the Company operates.

Management continue to monitor the ongoing conflict in Ukraine and the impact on the business. This includes an assessment of the economic sanctions held against Russia.

Employees

There were no employees directly employed by the Company during the year (31 December 2020: none).

Dividends

Dividends paid and dividends recommended in respect of the current and prior year are disclosed within the dividends note.

SEGRO (New Cross Business Centre) Limited

Directors' Report for the Year Ended 31 December 2021 (continued)

Directors of the Company

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

A.M. Holland

A.O. Peters

A.J. Pilsworth

J. W. Craddock

D. R. Proctor

Directors' indemnity provision

A qualifying third party indemnity provision (as defined in S234 of the Companies Act 2006) was in force for the benefit of the Directors of the Company during the financial year and at the date of the approval of the financial statements.

The contracts of employment of the Directors of the Company do not provide for compensation for the loss of office that occurs because of takeover.

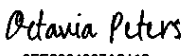
Subsequent events

Details of the significant events affecting the Company since the year end are included in the subsequent events note.

Audit exemption taken for the year ended 31 December 2021

The company is exempt from the requirement of the Companies Act 2006 relating to the audit of individual accounts by virtue of Section 479A of the Act, as disclosed on page 215 of SEGRO Plc Annual Report and Accounts 2021. The ultimate holding company and controlling party is SEGRO plc.

Approved by the Board on 30 June 2022 and signed on its behalf by:

DocuSigned by:

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A.O. Peters
Director

SEGRO (New Cross Business Centre) Limited

Statement of Directors' Responsibilities

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

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 the financial statements, the Directors are required to:

- select suitable accounting policies and then 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 safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are also 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.

SEGRO (New Cross Business Centre) Limited**Income Statement for the Year Ended 31 December 2021**

		31 December 2021 £ 000	31 December 2020 £ 000
Revenue	4	40	173
Costs		<u>(9)</u>	<u>(3)</u>
		31	170
Administrative expenses	5	(39)	(44)
Realised and unrealised property gain	6	<u>1,380</u>	<u>1,451</u>
Operating profit		1,372	1,577
Finance costs	7	<u>(18)</u>	<u>(22)</u>
Profit before tax		1,354	1,555
Income tax (expense)/credit	8	<u>-</u>	<u>-</u>
Profit after tax		<u><u>1,354</u></u>	<u><u>1,555</u></u>

The above results were derived from continuing operations.

SEGRO (New Cross Business Centre) Limited

Statement of Comprehensive Income for the Year Ended 31 December 2021

	31 December 2021 £ 000	31 December 2020 £ 000
Profit for the year	1,354	1,555
Other comprehensive income/(expense) for the year, net of tax	-	-
Total comprehensive income for the year	<u>1,354</u>	<u>1,555</u>

SEGRO (New Cross Business Centre) Limited
(Registration number: 10425872)
Statement of Financial Position as at 31 December 2021

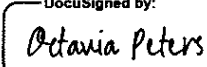
	Note	31 December 2021 £ 000	31 December 2020 £ 000
Non-current assets			
Investment and development properties	9	8,820	7,580
Total assets		<u>8,820</u>	<u>7,580</u>
Creditors: Amounts falling due within one year			
Trade and other payables	14	-	(42)
Net current liabilities		<u>-</u>	<u>(42)</u>
Total assets less current liabilities		8,820	7,538
Creditors: Amounts falling due after more than one year	15	(1,065)	(1,137)
Net assets		<u>7,755</u>	<u>6,401</u>
Equity			
Called up share capital		1,080	1,080
Revaluation reserve		6,262	4,882
Retained earnings		413	439
Total shareholders' funds		<u>7,755</u>	<u>6,401</u>

For the year ending 31 December 2021 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' responsibilities:

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

The financial statements on pages 10 to 25 were approved by the Board on 30 June 2022 and signed on its behalf by:

DocuSigned by:

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 A.O. Peters
 Director

SEGRO (New Cross Business Centre) Limited**Statement of Changes in Equity for the Year Ended 31 December 2021**

	Called up share capital £ 000	Revaluation reserve £ 000	Retained earnings £ 000	Total £ 000
At 1 January 2021	1,080	4,882	439	6,401
Profit for the year	-	-	1,354	1,354
Total comprehensive income	-	-	1,354	1,354
Transfer to revaluation reserve	-	1,380	(1,380)	-
At 31 December 2021	<u>1,080</u>	<u>6,262</u>	<u>413</u>	<u>7,755</u>

	Called up share capital £ 000	Revaluation reserve £ 000	Accumulated losses £ 000	Total £ 000
At 1 January 2020	1,080	3,431	335	4,846
Profit for the year	-	-	1,555	1,555
Total comprehensive income	-	-	1,555	1,555
Transfer to revaluation reserve	-	1,451	(1,451)	-
At 31 December 2020	<u>1,080</u>	<u>4,882</u>	<u>439</u>	<u>6,401</u>

The notes on pages 10 to 21 form an integral part of these financial statements.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021

1 General information

General

SEGRO (New Cross Business Centre) Limited ("the Company") is a private company limited by share capital incorporated and domiciled in the United Kingdom. The address of its registered office is 1 New Burlington Place, London, W1S 2HR, England. The nature of the Company's operations and its principal activities are set out in the Strategic Report on page 2.

These financial statements are presented in thousands and in sterling since that is the currency in which the majority of the Company's transactions are denominated and is the functional currency of the Company.

These financial statements were prepared in accordance with Financial Reporting Standard 101, 'Reduced Disclosure Framework'. These financial statements are separate financial statements.

The Company is exempt from the preparation of consolidated financial statements, because it is included in the financial statements of SEGRO plc. The Group financial statements of SEGRO plc for the year ended 31 December 2021 are available to the public and can be obtained as set out in note 18.

2 Significant accounting policies

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard, for all periods presented, in relation to business combinations, financial instruments, capital management, presentation of comparative information in respect of certain assets, share based payments, presentation of a cash-flow statement, disclosures in respect of the compensation of key management personnel, related parties and disclosure of valuation techniques and inputs used for fair value measurement of assets and liabilities and standards not yet effective.

Where relevant, equivalent disclosures have been given in the Group financial statements of SEGRO plc for the year ended 31 December 2021. The Group financial statements of SEGRO plc are available to the public and can be obtained as set out in note 18.

As the Company is a subsidiary of the SEGRO plc group, it is managed on a unified basis as part of the SEGRO plc group.

The preparation of financial statements in conformity with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3.

There are standard accounting policies followed by the Group and they are included within this note for standardised presentation across all financial statements as the Group has a significant number of subsidiaries.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

2 Significant accounting policies (continued)

Adoption of new and revised Standards

The following standards and amendments have been adopted by the Company for the first time for the financial year beginning on 1st January 2021:

- Interest Rate Benchmark Reform - Phase 2 (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16)

The amendment did not have any impact on the amounts recognised in prior period and are not expected to significantly affect the current or future periods.

Going concern

The Company's business activities are set out in the Strategic Report, together with the factors likely to affect its future development and position set out in the Directors' Report.

The financial statements have been prepared on a going concern basis, as the Directors intend the Company to maintain the same level of activity during the forthcoming year. The Company is in a net current liability position but overall is in a net asset position. The Company is funded via an inter-company non-current account provided by the Company's ultimate parent, SEGRO plc, which has confirmed its continuing financial support and therefore the Directors consider the Company is in a position to meet its liabilities as they fall due. It is agreed that no inter-Group lender has any intention to require the loan to be repaid, in whole or in part, for at least 12 months from the date of signing of the financial statements. If the entity is unable to meet its liabilities as they fall due, it is the intention of SEGRO plc to provide financial support as necessary for at least 12 months from the signing of the financial statements.

The Directors, having assessed the responses of the Directors of the Company's ultimate parent SEGRO plc to their enquiries have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the SEGRO plc group to continue as a going concern or its ability to continue with the current banking arrangements.

On the basis of their assessment of the Company's financial position and of the enquiries made of the Directors of SEGRO plc, the Company's Directors have a reasonable expectation that the Company will be able to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Investment property

These properties include completed properties that are generating rent or are available for rent, and development properties that are under development or available for development. Investment properties comprise freehold and leasehold properties and are first measured at cost (including transaction costs), then revalued to market value at each reporting date by independent professional valuers. Lease liabilities associated with leasehold properties are accounted for under IFRS 16, see Leases accounting policy. If a valuation obtained for a property held under lease is net of all payments expected to be made, any related lease liability recognised separately in the statement of financial position is added back to arrive at the carrying value of the investment property for accounting purposes. Valuation gains and losses in a period are taken to the Income Statement. As the Company uses the fair value model, as per IAS 40 Investment Properties, no depreciation is provided. An asset will be classified as held for sale within investment properties, in line with IFRS 5 Non-Current Assets Held for Sale and Discontinued Operations, where the asset is available for immediate sale in their present condition and the sale is highly probable.

Investment properties are transferred to trading properties when there is a change in use and the property ceases to meet the definition of investment property.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

2 Significant accounting policies (continued)

Other interests in property

Other interests in property include the cost and related fees in respect of land options, which are initially capitalised and regularly tested for impairment.

The impairment review includes consideration of the resale value of the option and likelihood of achieving planning consent.

Trading properties

These are properties being developed for sale or being held for sale after development is complete, and are shown at the lower of cost and net realisable value. Cost includes direct expenditure and capitalised interest.

Trading properties are transferred to investment properties when there is a change in use evidenced by the commencement of an operating lease to another party, together with the intention to hold the property to generate rent, or for capital appreciation, or for both.

Property acquisitions and disposals

Properties are treated as acquired at the point when the Company assumes the control of ownership and as disposed when these are transferred to the buyer. Generally this would occur on completion of contract. Any gains or loss arising on de-recognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

Investments

Where the Company holds investments in subsidiaries, joint ventures and associates these are held at cost less accumulated impairment losses. The Company has taken advantage of the exemption under S400 Companies Act 2006 not to produce consolidated accounts.

Impairment of non-financial assets

The Company's non-financial assets, excluding investment properties, are reviewed at each reporting date to assess impairment. Where indication of impairment exists, the asset's recoverable amount is estimated, and if found to be lower than its carrying value, it is written down to the recoverable amount. The impairment loss is taken to the Income Statement. The recoverable amount is the higher of an asset's net selling price and its value-in-use (i.e. the net present value of its future cash flows, discounted at a pre-tax interest rate that reflects the borrowing costs and risks for the asset).

An impairment loss is reversed if estimates for the recoverable amount change, but only to the extent that its carrying amount after reversal does not exceed the net asset value that would arise had there been no impairment loss.

Where the Company has investments in subsidiaries which have been liquidated, the subsidiaries distributes its remaining net assets up to the parent company via an intercompany dividend. The parent company will offset this dividend against its investment in the subsidiary and will write off/release any residual balance left over as an impairment charge to the Income Statement.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

2 Significant accounting policies (continued)

Leases as a lessee

Leases where substantially all of the risks and rewards of ownership are transferred to the lessee are classified as finance leases. All others are deemed operating leases. Under operating leases, properties leased to tenants are accounted for as investment properties. In cases where only the buildings part of a property lease qualifies as a finance lease, the land is shown as an investment property.

The ROU asset is measured at a cost based on the amount of the initial measurement of the lease liability, plus initial direct costs and the cost of obligations to refurbish the asset, less any incentives received.

The ROU asset (other than the ROU assets that relate to land that meets the definition of investment property under IAS 40) is depreciated over the shorter of the lease term or the useful life of the underlying asset. The ROU asset is subject to testing for impairment if there is an indicator of impairment. ROU assets are included in the heading Property, plant and equipment, and the lease liability included in the headings current and non-current Trade and other payables on the Statement of Financial Position.

Where the ROU asset relates to land or property that meets the definition of investment property under IAS 40, after initial recognition the ROU asset is subsequently accounted for as investment property and carried at fair value (see Investment properties accounting policy). Valuation gains and losses in a period are taken to the Income Statement. The ROU assets are included in the heading Investment properties, and the lease liability in the headings current and non-current Trade and other payables on the Statement of Financial Position.

The Company has elected not to recognise ROU assets and liabilities for leases where the total lease term is less than or equal to 12 months, or for low value leases. The payments for such leases are recognised in the Income Statement on a straight-line basis over the lease term.

Revenue

Revenue includes gross rental income, joint venture management fee income, income from service charges and proceeds from the sale of trading properties. Joint venture management fee income is recognised as income in the period to which it relates.

Rental income

Rental income from properties let as operating leases are recognised on a straight-line basis over the lease term. Lease incentives and initial costs to arrange leases are capitalised, then amortised on a straight-line basis over the lease term ('rent averaging'). Surrender premiums received in the period are included in rental income.

Service charges and other recoveries from tenants

These include income in relation to service charges, directly recoverable expenditure and management fees. Revenue from providing services is recognised in the accounting period in which the services are rendered. Revenue from services is recognised based on the actual service provided to the end of the reporting period as a proportion of the total services to be provided and recognised over time. The Company generally acts as the principal in service charge transactions as it directly controls the delivery of the services at point they are provided to the tenant. Where the Company acts as a principal, service charge income is presented gross within revenue and service charge costs presented gross within costs.

Sale of trading properties

Proceeds from the sale of trading properties are recognised at the point in time at which control of the property has been transferred to the purchaser. Therefore, revenue is recognised at a point in time and generally occurs on completion of the contract.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

2 Significant accounting policies (continued)

Loans

Loans, other than bank overdrafts, are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, loans are stated at amortised cost with any difference between the amount initially recognised and the redemption value being recognised in the Income Statement over the period of the loans, using the effective interest method.

Gross borrowing costs relating to direct expenditure on properties under development or undergoing major refurbishment are capitalised. The interest capitalised is calculated using the weighted average cost of the loan. Interest is capitalised as from the commencement of the development work until the date of practical completion. The capitalisation of finance costs is suspended if there are prolonged periods when development activity is interrupted.

Trade and other receivables and payables

Trade and other receivables are booked at fair value and subsequently measured at amortised cost using the effective interest method. Trade and other payables are initially measured at fair value, net of transaction costs and subsequently measured at amortised costs using the effective interest method.

The Company applies the IFRS 9 simplified approach to measuring expected credit losses ('ECLs') which uses a lifetime expected loss allowance for all trade receivables.

Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Income tax expense

Income tax on the profit for the year comprises current and deferred tax. Current tax is the tax payable on 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 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.

Deferred tax assets are recognised to the extent that it is probable that suitable taxable profits will be available against which deductible temporary differences can be utilised.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

3 Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revisions and future periods if the revision affects both current and future periods.

Significant areas of estimation uncertainty

Property valuations

Valuation of property is a central component of the business. In estimating the fair value, the Group engage a third party qualified valuer to perform the valuation. Information about the valuation techniques and inputs used in determining the fair value of the property portfolio is disclosed in the Investment Properties note of the SEGRO plc Annual Report and Accounts for the year ended 31 December 2021.

Significant areas of judgement in applying the Company's accounting policies

Accounting for significant property transactions

Property transactions are complex in nature. Management considers each material transaction separately, with an assessment carried out to determine the most appropriate accounting treatment and judgements applied. The judgements include whether the transactions represent an asset acquisition or business combination and the cut off for property transactions on recognition of property assets and revenue recognition. In making its judgement over the cut-off for property transactions, management considers whether the control of ownership of the assets acquired or disposed of has transferred to or from the Company (this consideration includes the revenue recognition criteria set out in IFRS 15 Revenue for the sale of trading properties).

In making its judgement on whether the acquisition of property through the purchase of a corporate vehicle represents an asset acquisition or business combination, management considers whether the integrated set of assets and activities acquired contain both input and processes along with the ability to create outputs. Management also apply the optional 'concentration test' allowed under IFRS 3. When applying the optional test, management considers if substantially all of the fair value of gross assets acquired is concentrated in a single asset (or a group of similar assets). Where management judge that substantially all of the fair value of the gross assets acquired are concentrated in a single asset (or a group of similar assets) and the 'concentration test' met, the assets acquired would not represent a business and the purchase would be treated as an asset acquisition.

REIT Status

SEGRO Plc has elected for UK REIT status. To continue to benefit from this tax regime, the Group and Company is required to comply with certain conditions as outlined in Note 10 of the SEGRO plc Annual Report and Accounts for the year ended 31 December 2021. Management intends that the Group and Company should continue as a UK REIT for the foreseeable future.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

4 Revenue

The analysis of the Company's revenue for the year from continuing operations is as follows:

	31 December 2021 £ 000	31 December 2020 £ 000
Rental income from investment property	38	170
Service charge income*	2	3
	<u>40</u>	<u>173</u>

* The above income streams reflect revenue recognition under IFRS 15 Revenue from Contracts with Customers and total £2k (2020: £3k).

5 Administrative expenses

Employees

There were no employees directly employed by the Company during the year (2020: none).

Directors' remuneration

The Directors received no remuneration in respect of their services to the Company during the year (2020: £Nil). Some of the Directors may also be Directors of SEGRO plc, the Company's ultimate holding company, and the remuneration of these Directors is disclosed in the financial statements of that Company.

No apportionment or recharges were made for the remuneration of directors borne by another company. The value of this service is negligible and not possible to allocate.

6 Realised and unrealised property gain/(loss)

The analysis of the Company's realised and unrealised property gain and loss for the year is as follows:

	31 December 2021 £ 000	31 December 2020 £ 000
Valuation surplus on investment properties	<u>1,380</u>	<u>1,451</u>

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

7 Net finance costs

	31 December 2021 £ 000	31 December 2020 £ 000
Finance costs		
Interest on group borrowings	(18)	(22)
Total finance costs	(18)	(22)
Net finance costs	(18)	(22)

The interest capitalised rate for 2021 was 1.75% (2020: 1.85%). Interest is capitalised gross of tax relief.

8 Income tax expense

Tax charged/(credited) in the Income Statement:

	31 December 2021 £ 000	31 December 2020 £ 000
Total current income tax	-	-

The tax on profit before tax for the year is lower than the standard rate of corporation tax in the UK of 19%.

The differences are reconciled below:

	31 December 2021 £ 000	31 December 2020 £ 000
Profit before tax	1,354	1,555
Less: revaluation movement not taxable	(1,380)	(1,451)
Adjusted profit /(loss) on ordinary activities before tax	(26)	104
Corporation tax at standard rate	(5)	20
REIT tax exemption	5	(20)
Total tax charge/(credit)	-	-

The standard rate of UK corporation tax is expected to be maintained at 19% for the financial year beginning 1 April 2022, and then 25% for the financial year beginning 1 April 2023. This is unlikely to significantly impact the Company's tax charge.

SEGRO plc elected during 2007 to become a Real Estate Investment Trust (REIT) for UK tax purposes with effect from 1 January 2007. As a result, no UK corporation tax should be due on future income or capital gains in respect of investment properties within the REIT group, of which the Company is a member.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

9 Investment properties

	2019 £ 000	2018 £ 000
At 1 January	7,580	6,140
Lease incentives given/(amortisation)	(140)	(11)
Revaluation surplus	<u>1,380</u>	<u>1,451</u>
At 31 December	<u><u>8,820</u></u>	<u><u>7,580</u></u>

The Company's properties were externally valued as at 31 December 2021 by CBRE Limited. The valuation basis is market value, conforms to International Valuation Standards and was arrived at by reference to market evidence of the transaction prices paid for similar properties. The Valuer above is a qualified valuer who holds a recognised and relevant professional qualification and has recent experience in the relevant location and the category of properties being valued. The Valuer has adopted a policy for the regular rotation of the responsible valuer.

All of the Company's properties are level 3 in the fair value hierarchy as at 31 December 2021 and there were no transfers between levels during the year.

Based on a multi-criteria approach, the following valuation techniques can be used for the same class: The yield methodology valuation technique is used when valuing the Company's assets which uses market rental values capitalised with a market capitalisation rate. The resulting valuations are cross-checked against the initial yields and the fair market values per square meter derived from actual market transactions.

For properties under construction, the fair value is usually calculated by estimating the fair value of the completed property (using the above mentioned methodology) less estimated costs to completion.

An increase/decrease to market rental values will increase/decrease valuations, while an increase/decrease to yield decreases/increases valuations.

There are interrelationships between all these inputs as they are determined by market conditions. The existence of an increase in more than one input would be to magnify the impact on the valuation. The impact on the valuation will be mitigated by the interrelationship of two inputs in opposite directions, for example, an increase in rent may be offset by an increase in yield. Further information on these inputs and sensitivities is detailed within the Investment Properties note of the SEGRO plc Annual Report and Accounts for the year ended 31 December 2021.

10 Financial instruments

Financial assets and liabilities

Financial assets in the Company comprise trade and other receivables (excluding prepayments), inter-company receivables and cash and cash equivalents, which are categorised as financial assets at amortised costs. Financial liabilities comprise inter-company debt, which is categorised as financial liabilities and measured at amortised cost, and trade and other payables (excluding rent in advance, and tax balances) which are categorised as other financial liabilities. The carrying values of these financial assets and liabilities approximate their fair value.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

10 Financial instruments (continued)

The Company is funded via an inter-company non-current account ultimately provided by the Group's parent entity SEGRO plc. Where the Company is trading this is charged at an interest rate of 1.75% (2020: 1.85%). Where the Company is not trading the non-current account is not interest bearing. This advance has no set maturity date although the parent entity has undertaken to give 12 months notice of any demand for repayment of the balance. To date no such notice has been issued. The parent entity has also indicated its intention to provide the support necessary to ensure the Company remains a going concern.

The Company has no bank debt, is not party to any derivative instruments and has no foreign currency exposures as 100% of its business is UK based.

11 Dividends

A dividend of £Nil was recognised during the year ended 31 December 2021 (2020: £Nil). After the balance sheet date, dividends of £Nil (2020: £Nil) were proposed by the Directors and paid. The dividends proposed after the balance sheet date have not been provided for in the current year financial statements.

12 Capital commitments

The Company had capital commitments contracted as at 31 December 2021 of £Nil (2020: £Nil).

13 Contingent liabilities

The Company had contingent liabilities as at 31 December 2021 of £Nil (2020: £Nil).

14 Trade and other payables

	31 December 2021 £ 000	31 December 2020 £ 000
Accrued expenses and rent in advance	<u>-</u>	<u>42</u>

The carrying value less impairment provision of trade receivables and payables are assumed to approximate their fair values.

15 Creditors: Amounts falling due after more than one year

	31 December 2021 £ 000	31 December 2020 £ 000
Amounts owed to group undertakings	<u>1,065</u>	<u>1,137</u>

Where the Company is trading, its amounts owed to Group undertakings are charged at an interest rate of 1.75% (2020: 1.85%). Where the Company is not trading the non-current account is not interest bearing. The amounts due have no fixed repayment terms.

SEGRO (New Cross Business Centre) Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)

16 Called up share capital

The Company has one class of ordinary shares which carry no right to fixed income. Each share carries the right to one vote at the general meetings of the Company.

Allotted, called up and fully paid shares

	31 December 2021		31 December 2020	
	No.	£	No.	£
Ordinary of £1 each	1,080,100	1,080,100	1,080,100	1,080,100

17 Operating leases

The company as lessor

The investment properties are leased to tenants under operating leases with rentals payable on a monthly or quarterly basis. Lease payments for some contracts include inflationary index measures, but there are no significant levels of variable lease payments that do not depend on an index or a rate. Where considered necessary to reduce credit risk, the Company may obtain bank guarantees or tenant deposits for the term of the lease.

The total future value of minimum lease payments is as follows:

	31 December 2021 £ 000	31 December 2020 £ 000
Within one year	-	181
In two to five years	-	785
In over five years	-	470
	-	1,436

18 Parent and ultimate parent undertaking

The immediate parent undertaking is Brixton Limited.

The ultimate parent undertaking and the smallest and largest group to consolidate these financial statements is SEGRO plc. Copies of the SEGRO plc consolidated financial statements can be obtained from 1 New Burlington Place, London, W1S 2HR, England.

The ultimate controlling party is SEGRO plc.

SEGRO (New Cross Business Centre) Limited

**Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021
(continued)**

19 Subsequent events

There have been no significant events since year end.