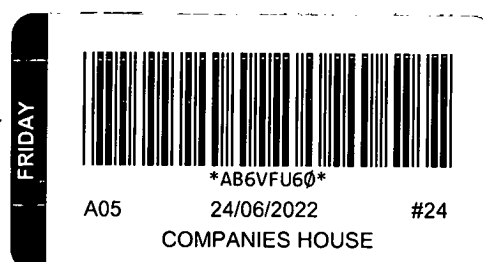


Company Registration No. 11701332 (England and Wales)

**LEICESTER COMMERCIAL PARK MANAGEMENT COMPANY LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021**



LEICESTER COMMERCIAL PARK MANAGEMENT COMPANY LIMITED
UNAUDITED ACCOUNTS
CONTENTS

	Page
Company information	3
Statement of financial position	4
Notes to the accounts	5

LEICESTER COMMERCIAL PARK MANAGEMENT COMPANY LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2021

Directors

J Cornell
C Crossland
J Harris
R Reed

Company Number

11701332 (England and Wales)

Registered Office

Cornwall House, Blythe Gate
Blythe Valley Park
Solihull
West Midlands
B90 8AF

LEICESTER COMMERCIAL PARK MANAGEMENT COMPANY LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021


	Notes	2021 £	2020 £
Current assets			
Debtors	4	10,391	28,598
Cash at bank and in hand		9,545	15,511
		<u>19,936</u>	<u>44,109</u>
Creditors: amounts falling due within one year	5	(19,935)	(44,108)
Net current assets		<u>1</u>	<u>1</u>
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital	6	1	1
Shareholders' funds		<u>1</u>	<u>1</u>

For the year ending 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on 21 June 2022 and were signed on its behalf by

DocuSigned by:

 R Reed 38A0D5742D
 Director

Company Registration No. 11701332

LEICESTER COMMERCIAL PARK MANAGEMENT COMPANY LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Statutory information

Leicester Commercial Park Management Company Limited is a private company, limited by shares, registered in England and Wales, registration number 11701332. The registered office is Cornwall House, Blythe Gate, Blythe Valley Park, Solihull, West Midlands, B90 8AF.

2 Compliance with accounting standards

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

3 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of preparation

The accounts have been prepared under the historical cost convention.

Presentation currency

The accounts are presented in £ sterling.

Average number of employees

The company has no employees other than the directors, who did not receive any remuneration (2020 : £Nil)

4 Debtors: amounts falling due within one year	2021	2020
	£	£
VAT	-	7,021
Accrued income and prepayments	691	2,111
Other debtors	9,700	19,466
	<u>10,391</u>	<u>28,598</u>
5 Creditors: amounts falling due within one year	2021	2020
	£	£
VAT	1,154	-
Trade creditors	523	39,686
Other creditors	17,322	3,445
Accruals	936	977
	<u>19,935</u>	<u>44,108</u>
6 Share capital	2021	2020
	£	£
Allotted, called up and fully paid:		
1 A Ordinary shares of £1 each	<u>1</u>	<u>1</u>

LEICESTER COMMERCIAL PARK MANAGEMENT COMPANY LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

7 Controlling party

By virtue of the rights attaching to the A Ordinary share, the company is temporarily controlled by Goodman Logistics Leicester Nominee (UK) Limited.

In accordance with the Articles of Association and the objects of the company, no shareholder can receive any dividend. The holding of the A Ordinary shares is considered to be in a fiduciary capacity on behalf of the parties with an interest in the site throughout the period when the commercial units or land plots are held for sale, and therefore the company is not considered to be a subsidiary company held with a view to profit.

The ultimate controlling party is Goodman UK Partnership LP, a partnership formed in England under the Limited Partnership Act 1907. The registered office address is Cornwall House, Blythe Valley Park, Solihull, West Midlands, B90 8AF.

Goodman UK Partnership LP is a partnership between Bellis Investments Holding BV, CPPIB US RE-5 Inc, Goodman UK Investment (HK) Limited and Goodman UK Partnership GP LLP, acting as the General Partner. An ultimate beneficial owner of Bellis Investments Holding BV is Stichting Pensioenfond ABP, the ultimate controller of CPPIB REI US RE-5 Inc is a Canada Pension Plan Investment Board and the ultimate holder of Goodman UK Investment (HK) Limited is a Goodman Logistics (HK) Limited. The members of Goodman UK Partnership GP LLP are Bellis Investment Holding BV, CPPIB REI US-5 Inc, Goodman Logistics Management (UK) Limited and Goodman Real Estate Services (UK) Limited.

Stichting Pensioenfond ABP is incorporated in The Netherlands, Canada Pension Plan Investment Board is incorporated in Canada and Goodman Logistics (HK) Limited is incorporated in Hong Kong.

Goodman Logistics Developments (UK) Limited received a management fee of £4,658 (2020: £4,500) and an accounting fee of £2,588 (2020: £2,500) in respect of the management of the site and the maintenance of the accounting records respectively, throughout the year. Goodman Logistics Development (UK) Limited was ultimately controlled by Goodman Limited, which also ultimately controls Goodman Logistics Management (UK) Limited and Goodman Logistics (HK) Limited.

8 Average number of employees

During the year the average number of employees was 0 (2020: 0).