

FILE COPY



CERTIFICATE OF INCORPORATION OF A PRIVATE LIMITED COMPANY

Company Number **12882187**

The Registrar of Companies for England and Wales, hereby certifies that

LS COMPANY 21 LIMITED

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales

Given at Companies House, Cardiff, on **16th September 2020**



* N12882187O *



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

IN01_(ef)

Application to register a company



Received for filing in Electronic Format on the: 15/09/2020

X9DNJCMO

Company Name in full: **LS COMPANY 21 LIMITED**

Company Type: **Private company limited by shares**

Situation of Registered Office: **England and Wales**

Proposed Registered Office Address: **100 VICTORIA STREET
LONDON
ENGLAND SW1E 5JL**

Sic Codes: **99999**

I wish to entirely adopt the following model articles:

Private (Ltd by Shares)

Proposed Officers

Company Secretary 1

Type: Corporate
Name: LS COMPANY SECRETARIES LIMITED
Principal / Business Address: 100 VICTORIA STREET
LONDON
ENGLAND SW1E 5JL

European Economic Area (EEA) Company

Register Location: ENGLAND & WALES
Registration Number: 4365193

The subscribers confirm that the corporate body named has consented to act as a secretary.

Company Director 1

Type: **Person**
Full Forename(s): **MR MARTIN RICHARD**
Surname: **WORTHINGTON**
Service Address: **recorded as Company's registered office**
Country/State Usually Resident: **ENGLAND**

Date of Birth: ****/05/1978** **Nationality:** **BRITISH**
Occupation: **ACCOUNTANT**

The subscribers confirm that the person named has consented to act as a director.

Company Director 2

Type: **Corporate**
Name: **LS DIRECTOR LIMITED**
Principal / Business Address: **100 VICTORIA STREET
LONDON
ENGLAND SW1E 5JL**

European Economic Area (EEA) Company

Register Location: **ENGLAND & WALES**
Registration Number: **04299372**

The subscribers confirm that the corporate body named has consented to act as a director.

Company Director **3**

Type:	Corporate
Name:	LAND SECURITIES MANAGEMENT SERVICES LIMITED
Principal / Business Address:	100 VICTORIA STREET LONDON ENGLAND SW1E 5JL

European Economic Area (EEA) Company

Register Location: ENGLAND & WALES
Registration Number: 4156575

The subscribers confirm that the corporate body named has consented to act as a director.

Statement of Capital (Share Capital)

<i>Class of Shares:</i>	ORDINARY ?	<i>Number allotted</i>	1
	1.00	<i>Aggregate nominal value:</i>	1
<i>Currency:</i>	GBP		
<i>Prescribed particulars</i>			

THE SHARES HAVE ATTACHED TO THEM FULL VOTING, DIVIDEND AND CAPITAL DISTRIBUTION (INCLUDING ON WINDING UP) RIGHTS, THEY DO NOT CONFER ANY RIGHTS OF REDEMPTION THE SHARES HAVE ATTACHED TO THEM FULL VOTING, DIVIDEND AND CAPITAL DISTRIBUTION (INCLUDING ON WINDING UP) RIGHTS, THEY DO NOT CONFER ANY RIGHTS OF REDEMPTION THE SHARES HAVE ATTACHED TO THEM FULL VOTING, DIVIDEND AND CAPITAL DISTRIBUTION (INCLUDING ON WINDING UP) RIGHTS, THEY DO NOT CONFER ANY RIGHTS OF REDEMPTION

Statement of Capital (Totals)

<i>Currency:</i>	GBP	<i>Total number of shares:</i>	1
		<i>Total aggregate nominal value:</i>	1
		<i>Total aggregate unpaid:</i>	0

Initial Shareholdings

Name: **LAND SECURITIES SPV'S
LIMITED**

Address **100 VICTORIA STREET
LONDON
ENGLAND
SW1E 5JL**

Class of Shares: **ORDINARY ?1.00**

Number of shares: **1**

Currency: **GBP**

*Nominal value of each
share:* **1**

Amount unpaid: **0**

Amount paid: **1**

Persons with Significant Control (PSC)

Statement of initial significant control

On incorporation, there will be someone who will count as a Person with Significant Control (either a registerable person or relevant legal entity (RLE)) in relation to the company

Relevant Legal Entity (RLE) details

Company Name: LAND SECURITIES SPV'S LIMITED

Service Address: 100 VICTORIA STREET
LONDON
ENGLAND
SW1E 5JL

Legal Form: PRIVATE COMPANY LIMITED BY SHARES

Governing Law: COMPANIES ACT 2006

Register Location: COMPANIES HOUSE

Country/State: ENGLAND

Registration Number: 4365195

<i>Nature of control</i>	The relevant legal entity holds, directly or indirectly, 75% or more of the shares in the company.
<i>Nature of control</i>	The relevant legal entity holds, directly or indirectly, 75% or more of the voting rights in the company.
<i>Nature of control</i>	The relevant legal entity has the right, directly or indirectly, to appoint or remove a majority of the board of directors of the company.

Statement of Compliance

I confirm the requirements of the Companies Act 2006 as to registration have been complied with.

Name: **LAND SECURITIES SPV'S LIMITED**
Authenticated **YES**

Authorisation

Authoriser Designation: **subscriber** *Authenticated* **YES**

COMPANY HAVING A SHARE CAPITAL

Memorandum of association of:

LS Company 21 Limited

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the company and to take at least one share.

Name of each subscriber Authenticated Electronically

Land Securities SPV'S Limited

[illegible]

Dated 15/09/2020