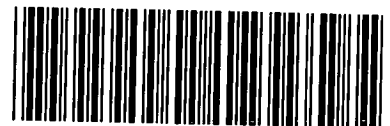


Registration number: 00823907

BLD Property Holdings Limited

Unaudited Financial Statements
for the Year Ended 31 March 2022

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BLD Property Holdings Limited

(Registration number: 00823907)

Balance Sheet as at 31 March 2022

	Note	31 March 2022 £	31 March 2021 £
Fixed assets			
Investments	4	75,161,774	75,161,774
Current assets			
Debtors	5	<u>114,402,598</u>	<u>114,402,598</u>
Net assets		<u><u>189,564,372</u></u>	<u><u>189,564,372</u></u>
Capital and reserves			
Called up share capital	6	15,188,778	15,188,778
Share premium reserve		24,354,451	24,354,451
Capital redemption reserve		6,674,854	6,674,854
Profit and loss account		<u>143,346,289</u>	<u>143,346,289</u>
Shareholders' funds		<u><u>189,564,372</u></u>	<u><u>189,564,372</u></u>


For the financial year ending 31 March 2022 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant 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.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 11/07/2022 and signed on its behalf by:

DocuSigned by:

 81050A4C6C97489.....
Jonathan McNuff

Director

The notes on pages 2 to 4 form an integral part of these financial statements.

BLD Property Holdings Limited**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**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, modified to include the revaluation of investments properties. Historical cost is generally based on the fair value of the consideration given in exchange for the assets.

Profit and loss

No profit and loss account has been presented as the company has had no significant accounting transactions, as defined by Companies Act 2006, during the accounting period.

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.

3 Significant accounting judgements and key sources of estimation uncertainty

The key source of estimation uncertainty relates to the valuation of investments. The potential for management to make judgements or estimates relating to those items which would have a significant impact on the financial statements is considered, by the nature of the group's business, to be limited.

4 Investments

	Shares in subsidiaries £	Total £
Underlying net asset value of investment		
1 April 2021	<u>75,161,774</u>	<u>75,161,774</u>
31 March 2022	<u><u>75,161,774</u></u>	<u><u>75,161,774</u></u>

BLD Property Holdings Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****4 Investments (continued)**

	Shares in subsidiaries £	Total £
Underlying net asset value of investment		
1 April 2020	75,161,774	75,161,774
31 March 2021	75,161,774	75,161,774
Provision for underlying net asset change		
1 April 2021	(195,869)	(195,869)
31 March 2022	(195,869)	(195,869)
Provision for underlying net asset change		
1 April 2020	(195,869)	(195,869)
31 March 2021	(195,869)	(195,869)
At cost		
31 March 2022	75,357,643	75,357,643
31 March 2021	75,357,643	75,357,643

Details of the subsidiaries as at 31 March 2022 are as follows:

Subsidiary	Principal activity	Interest	Country
Adshilta Limited	Dormant	100%	United Kingdom
BLD Properties Limited	Property investment	100%	United Kingdom
Crescent West Properties Limited	Dormant	100%	United Kingdom
The Mary Street Estate Limited	Property investment	100%	United Kingdom
Mayfair Properties Limited	Dormant	100%	United Kingdom
Mercari Holdings Limited	Dormant	100%	United Kingdom
Mercari Limited	Dormant	100%	United Kingdom
Rohawk Properties Limited	Dormant	100%	United Kingdom
Minhill Investments Limited	Dormant	100%	United Kingdom
Salmax Properties Limited	Dormant	100%	United Kingdom
BLD (SJ) Limited	Dormant	100%	United Kingdom
BLD (SJ) Investments Limited	Dormant	100%	United Kingdom
The Retail and Warehouse Company Limited	Dormant	100%	United Kingdom

All investments based in the United Kingdom have a registered address of York House, 45 Seymour Street, London, W1H 7LX.

BLD Property Holdings Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****5 Debtors**

	31 March 2022 £	31 March 2021 £
Amounts due from related parties	<u>114,402,598</u>	<u>114,402,598</u>
	<u>114,402,598</u>	<u>114,402,598</u>

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

6 Share capital**Allotted, called up and fully paid shares**

	No.	31 March 2022 £	No.	31 March 2021 £
Ordinary shares of £0.20 each	75,943,890	<u>15,188,778</u>	75,943,890	<u>15,188,778</u>

7 Parent and ultimate parent undertaking

The immediate parent company is BL Davidson 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.