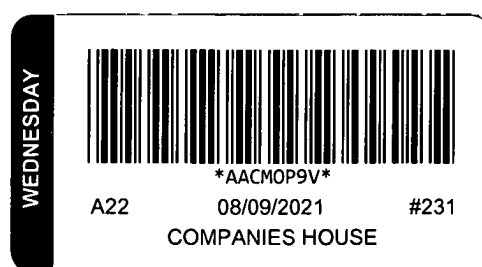


Sanfield Lynton Limited
Unaudited financial statements
for the year ended 31 December 2020

Company registration number: 02326742





Sanfield Lynton Limited

Officers and professional advisers

Directors

Nicholas Golding
Yuanyuan Ding

Registered office

The Compass Centre
Nelson Road
Hounslow
Middlesex
TW6 2GW

Sanfield Lynton Limited**Balance sheet** as at 31 December 2020

		31 December 2020	31 December 2019
	Note	£	£
Creditors: amounts falling due within one year	2	(3,852,515)	(3,852,515)
Net liabilities		(3,852,515)	(3,852,515)
Capital and reserves			
Called up share capital	3	100	100
Profit and loss reserve	4	(3,852,615)	(3,852,615)
Total shareholder's deficit		(3,852,515)	(3,852,515)

The financial statements of Sanfield Lynton Limited (Company registration number: 02326742) have been delivered in accordance with the provision applicable to companies subject to the small companies' regime.

For the year ended 31 December 2020 the Company was entitled to the exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The Members have not required the Company to obtain an audit of its accounts in accordance with section 476 of the Companies Act 2006.

The Directors acknowledge their responsibility for:

- ensuring the Company keeps accounting records which comply with section 386 of the Companies Act 2006; and
- preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial year and of its profit and loss for the financial year, in accordance with the requirements of section 394, and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the Company.

The financial statements of Sanfield Lynton Limited (Company registration number: 02326742) were approved by the Directors and authorised for issue on 25 August 2021.



Nicholas Golding
Director

Company registration number: 02326742

Sanfield Lynton Limited

Accounting policies for the year ended 31 December 2020

The principal accounting policies applied in the preparation of the financial statements of Sanfield Lynton Limited (the 'Company') are set out below. These policies have been applied consistently to all the years presented, unless otherwise stated.

Basis of preparation

These financial statements have been prepared in accordance with Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102'), and with the Companies Act 2006. As the company is dormant, the accounting policies prior to the transition to FRS 102 have been retained, as allowed under FRS102.35.10.

The Company has elected to adapt the statutory formats prescribed in the Accounting Regulations for the primary financial statements as permitted by FRS 102 and the Accounting Regulations, allowing for a consistent format to be applied in line with the presentation of the consolidated accounts.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

Going concern

The Directors have prepared the financial statements on a going concern basis which requires the Directors to have a reasonable expectation that the Company, as part of the Heathrow Airport Holdings Limited group, has adequate resources to continue in operational existence for the foreseeable future.

Whilst the Company is in a net liability position, as a result of the review and having made appropriate enquiries of management, the directors have a reasonable expectation that sufficient funds will be available to meet the Company's funding requirement for the next twelve months from the balance sheet signing date.

Amounts owed to group undertakings

Amounts owed to group undertakings are recognised initially at fair value, net of transaction costs incurred. Any difference between the amount initially recognised (net of transaction costs) and the redemption value is recognised in the profit and loss account over the period of the borrowings using the effective interest rate method.

Share capital

Ordinary shares are classified as equity and are recorded at the fair value of proceeds received, net of direct issue costs.

Cash flow statement and related party transactions

The ultimate parent entity in the UK is FGP Topco Limited, a company registered in England and Wales. The results of the Company are included in the audited consolidated financial statements of FGP Topco Limited for the year ended 31 December 2020. The results are also included in the audited consolidated financial statements of Heathrow Airport Holdings Limited for the year ended 31 December 2020, (the parent entity and the smallest group to consolidate these financial statements). Consequently, the Company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS 102 (section 7), *Statement of Cash Flows*.

The Company is exempt under the terms of FRS 102 from disclosing related party transactions with entities that are wholly-owned subsidiaries of the FGP Topco Limited group. Under FRS 102 it is also exempt from providing certain other disclosures regarding key management personnel.

Sanfield Lynton Limited**Notes to the financial statements for the year ended 31 December 2020****1 Profit and loss account**

The Company did not trade during the current or prior year and made neither a profit nor a loss in either period, therefore no profit and loss account is shown.

2 Creditors: amounts falling due within one year

	31 December 2020	31 December 2019
	£	£
Amounts owed to group undertakings - interest free ¹	3,852,515	3,852,515

¹ Amounts owed to group undertakings – interest free is payable to LHR Airports Limited and is unsecured and repayable on demand.

3 Share capital

	£
Called up, allotted and fully paid	
1 January and 31 December 2020	
100 ordinary shares of £1 each	100

4 Profit and loss reserve

	£
1 January and 31 December 2020	(3,852,615)

5 Ultimate parent undertaking

The shareholders of the Company are LHR Airports Limited (50%) (previously Lynton Estates Limited until August 2012), a company within the Heathrow Airport Holdings Limited group, and Sanfield Properties Limited (50%) (private company limited). Both companies are registered in England and Wales.

The ultimate parent entity is FGP Topco Limited, which is the parent undertaking of the smallest and largest group to consolidate these financial statements. The shareholders of FGP Topco Limited all hold ordinary shares in the following proportion: Hubco Netherlands B.V. (25.00%) (an indirect subsidiary of Ferrovial, S.A., Spain), Qatar Holding Aviation (20.00%) (a wholly-owned subsidiary of Qatar Holding LLC), Caisse de dépôt et placement du Québec (12.62%), Baker Street Investment Pte Ltd (11.20%) (an investment vehicle of GIC), QS Airports UK, LP (11.18%) (an investment vehicle managed by Alinda Capital Partners), Stable Investment Corporation (10.00%) (an investment vehicle of the China Investment Corporation) and USS Buzzard Limited (10.00%) (wholly-owned by the Universities Superannuation Scheme).

The Company's results are also included in the audited consolidated financial statements of Heathrow Airport Holdings Limited for the year ended 31 December 2020, which is the parent undertaking of the smallest group to consolidate these financial statements. They are also included in the audited consolidated financial statements of FGP Topco Limited for the year ended 31 December 2020.

Copies of the financial statements of FGP Topco Limited and Heathrow Airport Holdings Limited may be obtained by writing to the Company Secretarial Department at The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW. This is the registered office for the smallest and the largest undertaking to consolidate these financial statements.