

BAA Properties Limited

Unaudited financial statements for the year ended 31 December 2021

Company registration number: 03754671



BAA Properties Limited

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BAA Properties Limited

Officers and professional advisers

Directors

John Arbuckle (resigned on 29 January 2021)

Ross Baker

Fraser Brown (appointed on 26 January 2021)

Registered office

The Compass Centre

Nelson Road

Hounslow

Middlesex

TW6 2GW

BAA Properties Limited**Balance sheet** as at 31 December 2021

	Note	31 December 2021 £	31 December 2020 £
Current assets			
Debtors	2	1	1
Net assets		1	1
Capital and reserves			
Call up share capital	3	1	1
Profit and loss reserve		-	-
Total shareholder's funds		1	1

The financial statements of BAA Properties Limited (the 'Company'; Company registration number: 03754671) have been delivered in accordance with the provision applicable to companies subject to the small companies' regime.

For the year ended 31 December 2021 the Company was entitled to the exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The Member has 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 requirements of the Companies Act 2006 relating to accounts, so far as applicable to the Company.

The financial statements of BAA Properties Limited (Company registration number: 03754671) were approved by the Board of Directors and authorised for issue on 22 June 2022. They were signed on its behalf by:



Ross Baker
Director

BAA Properties Limited

Accounting policies for the year ended 31 December 2021

The principal accounting policies applied in the preparation of the financial statements of 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 Director has prepared the financial statements on a going concern basis which requires the Director 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.

Debtors

Debtors are recognised initially at cost less any provision for impairment.

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 2021. The results are also included in the audited consolidated financial statements of Heathrow Airport Holdings Limited for the year ended 31 December 2021, (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.

BAA Properties Limited**Notes to the financial statements for the year ended 31 December 2021****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 Debtors: due within one year

	31 December 2021	31 December 2020
	£	£
Amounts owed by group undertakings - interest free	1	1

3 Share capital

	£
Called up, allotted and fully paid	
1 January and 31 December 2021:	
1 ordinary share of £1 each	1

4 Ultimate parent undertaking

The immediate parent undertaking of the Company is LHR Airports Limited, a company 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 2021, 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 2021.

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.