

Registration number: 04682740

British Land (Joint Ventures) Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 March 2022

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British Land (Joint Ventures) Limited

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British Land (Joint Ventures) Limited

Strategic Report for the Year Ended 31 March 2022

The directors present their Strategic Report for the year ended 31 March 2022.

Business review and principal activities

British Land (Joint Ventures) Limited ("the company") is a wholly owned subsidiary of The British Land Company PLC and operates as a constituent of The British Land Company PLC group of companies ("the group").

The company's principal activity is investment holding in the United Kingdom (UK).

As shown in the company's Profit and Loss Account on page 5, the company's turnover of £nil has decreased by £18,681,980 compared with turnover of £18,681,980 in the prior year. This is due to having no receipt of dividends from subsidiaries during the current year.

The company received no dividends from its direct subsidiaries as follows: BL Sainsburys Superstores Limited £nil (2021: £4,000,000) and T (Partnership) Limited of £nil (2021: £14,681,980).

Loss on ordinary activities before taxation is £20,687,904 compared to a profit on ordinary activities before taxation of £6,415,671 in the prior year. This is mainly due to no income recorded in the current year, as well as impairment of investments recorded in the current year versus the prior year. All the details are listed below.

The impairment of investments in the year was £19,105,343 (2021: impairment of £2,292,852). This was based upon the underlying net asset value compared to the carrying value of investments held as detailed in the accounting policies of the company on page 10. Details of the movement can be found in note 7 to the company's balance sheet.

A loss on sale of investments was recorded in the year of £1,582,561 (2021: loss of £9,973,457). The investment generating this loss was TBL Property Partnership which was sold. The loss on sale is mainly attributable to costs incurred on the sale of investment.

Dividends of £nil (2021: £nil) were paid in the year.

The Balance Sheet on page 7 shows that the company's financial position at the year end has, in net assets terms, decreased compared with the prior year.

The value of investments held as at 31 March 2022 has increased by 126.1% from 31 March 2021, due the disposals as detailed above and also due to impairment of investment arising from weaker retail values.

The company is a subsidiary of The British Land Company PLC. The company's strategy is the same as the group's strategy - to deliver an above average annualised total return to shareholders, which is achieved by creating attractive environments in the right places focused around the people who work, shop and live in them.

The Board of the group uses total return, to monitor the performance of the group. This is a measure of growth in total equity per share, adding back any current year dividend.

Any expected future developments of the company are determined by the strategy of the group.

For more information also see The British Land Company PLC group annual report.

The performance of the group, which includes the company, is discussed in the group's annual report which does not form part of this report.

British Land (Joint Ventures) Limited

Strategic Report for the Year Ended 31 March 2022 (continued)

Principal risks and uncertainties

This company is part of a large property investment group. As such, the fundamental underlying risks for this company are those of the property group as discussed below.

The group generates returns to shareholders through long-term investment decisions requiring the evaluation of opportunities arising in the following areas:

- demand for space from occupiers against available supply;
- identification and execution of investment and development strategies which are value enhancing;
- availability of financing or refinancing at an acceptable cost;
- economic cycles, including their impact on tenant covenant quality, interest rates, inflation and property values;
- legislative changes, including planning consents and taxation;
- engagement of development contractors with strong covenants;
- key staff changes; and
- environmental and health and safety policies.

These opportunities also represent risks, the most significant being change to the value of the property portfolio. This risk has high visibility to directors and is considered and managed on a continuous basis. Directors use their knowledge and experience to knowingly accept a measured degree of market risk.

The group's preference for prime assets and their secure long term contracted rental income, primarily with upward only rent review clauses, presents lower risks than many other property portfolios.

The financial and political risks for the company are managed in accordance with the group financial risk management policy, as disclosed in the consolidated group financial statements.


The company has no third party debt and no associated third party interest rate exposure.

The general risk environment in which the Company operates has remained heightened during the period due to the continued impact of Covid-19, and the emergence of the UK economy from the pandemic, including related challenges in parts of the UK retail market and macroeconomic headwinds through rising inflation. Despite this the general risk environment is considered to have improved during the year with a stabilisation in rents, improved rental collection and footfall and sales returning close to, and in some cases above, pre-pandemic levels. The improvement in the general risk environment will directly impact the degree of certainty around the valuation of investment properties at year end which in turn will directly impact the degree of certainty around the carrying value of investments in subsidiaries.

The emergence of the conflict in Ukraine in February 2022 has led to increased global economic uncertainty with sanctions imposed upon Russia and heightened political and diplomatic tensions. The Directors do not consider the conflict at this stage to have had a material impact on the Company's financial statements owing to the nature of the Company's UK focused operations and limited exposure to Ukrainian and Russian businesses.

02/09/2022

Approved by the Board on and signed on its behalf by:

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Jonathan Charles McNuff

Director

British Land (Joint Ventures) Limited

Directors' Report for the Year Ended 31 March 2022

The directors present their report and the audited financial statements for the year ended 31 March 2022.

Directors of the company

The directors, who held office during the year, and up to the date of signing the financial statements, were as follows:

S M Barzycki

J C McNuff

P S Macey

C J Middleton (resigned 31 March 2022)

N M Webb

N Taunt (appointed 18 March 2022)

M H Price (appointed 16 March 2022)

Directors' responsibilities statement

The directors acknowledge their responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006.

The directors are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Environmental matters

Across the group, The British Land Company PLC recognises the importance of its environmental responsibilities, monitors its impact on the environment and designs and implements policies to reduce any damage that might be caused by the group's activities. The Company operates in accordance with group policies. The group's full sustainability report is available online at:

www.britishland.com/sustainability/reporting/latest-reporting

In preparing the financial statements, the impact of climate change has been considered. Whilst noting the Company's commitment to sustainability, there has not been a material impact on the financial reporting judgements and estimates arising from our considerations, which include physical climate and transitional risk assessments conducted by the Company. As part of the valuation process, the Company has discussed the impact of climate change with the external valuers who value the investment and development properties of the Company.

British Land (Joint Ventures) Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Going concern

The Directors consider that the Company has adequate resources to continue trading for the foreseeable future, with no external borrowings and a working capital cycle enabling the company to meet all liabilities as they fall due.

As a consequence of this the Directors feel that the Company is well placed to manage its financing and other business risks satisfactorily despite the uncertain economic climate, and have a reasonable expectation that the Company and the Group have adequate resources to continue in operation for at least 12 months from the signing date of these financial statements. Accordingly, they believe the going concern basis is an appropriate one.

Subsequent Events

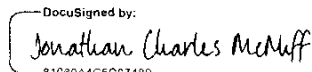
Details of significant events since the Balance Sheet date, if any, are contained in note 13.

Audit exemption taken for the year ended 31 March 2022

The company is exempt from the requirements of the Companies Act 2006 relating to the audit of individual accounts by virtue of Section 479A of that Act, as disclosed on pages 219-220 of The British Land Company PLC Annual Report and Accounts 2022. The ultimate holding company and controlling party is The British Land Company PLC.

02/09/2022

Approved by the Board on and signed on its behalf by:

DocuSigned by:


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Jonathan Charles McNuff

Director

British Land (Joint Ventures) Limited**Profit and Loss Account for the Year Ended 31 March 2022**

	Note	2022 £	2021 £
Turnover	4	-	18,681,980
Operating profit		-	18,681,980
Loss from disposals of investments	7	(1,582,561)	(9,973,457)
Impairment of investments	7	(19,105,343)	(2,292,852)
(Loss)/profit on ordinary activities before taxation		(20,687,904)	6,415,671
Taxation	6	-	-
(Loss)/profit for the year		(20,687,904)	6,415,671

Turnover and results were derived from continuing operations within the United Kingdom.

The notes on pages 9 to 15 form an integral part of these financial statements.

British Land (Joint Ventures) Limited

Statement of Comprehensive Income for the Year Ended 31 March 2022

	2022	2021
	£	£
(Loss)/profit for the year	<u>(20,687,904)</u>	<u>6,415,671</u>
Total comprehensive income / (expense) for the year	<u>(20,687,904)</u>	<u>6,415,671</u>

The notes on pages 9 to 15 form an integral part of these financial statements.

British Land (Joint Ventures) Limited

(Registration number: 04682740)

Balance Sheet as at 31 March 2022

	Note	31 March 2022 £	31 March 2021 £
Fixed assets			
Investments	7	<u>1,494,252</u>	<u>661,005</u>
		<u>1,494,252</u>	<u>661,005</u>
Current assets			
Debtors	8	<u>149,474,345</u>	<u>197,027,019</u>
		<u>149,474,345</u>	<u>197,027,019</u>
Creditors due within one year	9	<u>(41,961)</u>	<u>(26,073,484)</u>
Net current assets		<u>149,432,384</u>	<u>170,953,535</u>
Net assets		<u>150,926,636</u>	<u>171,614,540</u>
Capital and reserves			
Share capital	10	<u>253,508,001</u>	<u>253,508,001</u>
Profit and loss account		<u>(102,581,365)</u>	<u>(81,893,461)</u>
Total shareholders' funds		<u>150,926,636</u>	<u>171,614,540</u>

For the financial year ending 31 March 2022 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary 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; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

02/09/2022

Approved by the Board on and signed on its behalf by:

DocuSigned by:
Jonathan Charles McNuff
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Jonathan Charles McNuff

Director

The notes on pages 9 to 15 form an integral part of these financial statements.

British Land (Joint Ventures) Limited

Statement of Changes in Equity for the Year Ended 31 March 2022

	Share capital £	Profit and loss account £	Total £
Balance at 1 April 2020	253,508,001	(88,309,132)	165,198,869
Profit for the year	-	6,415,671	6,415,671
Total comprehensive income for the year	-	6,415,671	6,415,671
Balance at 31 March 2021	253,508,001	(81,893,461)	171,614,540
 Balance at 1 April 2021	 253,508,001	 (81,893,461)	 171,614,540
Loss for the year	-	(20,687,904)	(20,687,904)
Total comprehensive expense for the year	-	(20,687,904)	(20,687,904)
Balance at 31 March 2022	253,508,001	(102,581,365)	150,926,636

The notes on pages 9 to 15 form an integral part of these financial statements.

British Land (Joint Ventures) 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

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

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. Historical cost is generally based on the fair value of the consideration given in exchange for the assets.

These financial statements are separate financial statements. The company is exempt from the preparation of consolidated financial statements in accordance with Companies Act 2006 Section 400, because it is included in the group financial statements of The British Land Company PLC.

Summary of disclosure exemptions

The company has taken advantage of the following disclosure exemptions under FRS 101:

- (a) The requirements of IAS 1 to provide a Balance Sheet at the beginning of the year in the event of a prior year adjustment;
- (b) The requirements of IAS 1 to provide a Statement of Cash flows for the year;
- (c) The requirements of IAS 1 to provide a statement of compliance with IFRS;
- (d) The requirements of IAS 1 to disclose information on the management of capital;
- (e) The requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors to disclose new IFRS's that have been issued but are not yet effective;
- (f) The requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member;
- (g) The requirements of paragraph 17 of IAS 24 Related Party Disclosures to disclose key management personnel compensation;
- (h) The requirements of IFRS 7 to disclose financial instruments; and

British Land (Joint Ventures) Limited

**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)**

2 Accounting policies (continued)

- (i) The requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement to disclose information of fair value valuation techniques and inputs.

Disclosure exemptions for subsidiaries are permitted where the relevant disclosure requirements are met in the consolidated financial statements. Where required, equivalent disclosures are given in the group financial statements of The British Land Company PLC. The group financial statements of The British Land Company PLC are available to the public and can be obtained as set out in note 14.

Adoption status of relevant new financial reporting standards and interpretations

In the current financial year the Company has adopted a number of minor amendments to standards effective in the year, none of which have had a material impact on the Company.

These amendments include IFRS 16 - Covid-19 Related Rent Concessions, and amendments to IFRS 9, IFRS 7, IFRS 4 and IFRS 16 Interest Rate Benchmark Reform - Phase 2.

Going Concern

The Directors consider that the Company has adequate resources to continue trading for the foreseeable future, with no external borrowings and a working capital cycle enabling the company to meet all liabilities as they fall due.

As a consequence of this the Directors feel that the Company is well placed to manage its financing and other business risks satisfactorily despite the uncertain economic climate, and have a reasonable expectation that the Company and the Group have adequate resources to continue in operation for at least 12 months from the signing date of these financial statements. Accordingly, they believe the going concern basis is an appropriate one.

Taxation

Current tax is based on taxable profit for the year and is calculated using tax rates that have been enacted or substantively enacted. Taxable profit differs from net profit as reported in the Profit and Loss Account because it excludes items of income or expense that are not taxable (or tax deductible).

Deferred tax is provided on items that may become taxable at a later date, on the difference between the balance sheet value and tax base value, on an undiscounted basis.

Income from shares in group undertakings

Income from investments in group undertakings is recognised when dividend consideration is received.

Investments

Fixed asset investments are stated at the lower of cost and the underlying net asset value of the investments.

British Land (Joint Ventures) Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****2 Accounting policies (continued)****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.

Creditors

Trade and other creditors are initially recognised at fair value and subsequently measured at amortised cost and discounted as appropriate.

3 Significant accounting judgements and key sources of estimation uncertainty

In applying the Company's accounting policies, the Directors are required to make critical accounting judgements and assess key sources of estimation uncertainty that affect the financial statements.

The general risk environment in which the Company operates has remained heightened during the period due to the continued impact of Covid-19, and the emergence of the UK economy from the pandemic, including related challenges in parts of the UK retail market and macroeconomic headwinds through rising inflation. Despite this the general risk environment is considered to have improved during the year with a stabilisation in rents, improved rental collection and footfall and sales returning close to, and in some cases above, pre-pandemic levels. The improvement in the general risk environment will directly impact the degree of certainty around the valuation of investment properties at year end which in turn will directly impact the degree of certainty around the carrying value of investments in subsidiaries.

The emergence of the conflict in Ukraine in February 2022 has led to increased global economic uncertainty with sanctions imposed upon Russia and heightened political and diplomatic tensions. The Directors do not consider the conflict at this stage to have had a material impact on the Company's financial statements owing to the nature of the Company's UK focused operations and limited exposure to Ukrainian and Russian businesses.

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.

Critical accounting adjustments

The directors do not consider there to be any other critical accounting judgements in the preparation of the Company financial statements.

4 Turnover

The analysis of the company's turnover for the year from continuing operations is as follows:

	2022	2021
	£	£
Income from shares in group undertakings	-	18,681,980
	-	18,681,980

5 Staff costs

No director (2021: nil) received any remuneration for services to the company in either year. The remuneration of the directors was borne by another company, for which no apportionment or recharges were made.

Average number of employees, excluding directors, of the company during the year was nil (2021: nil).

British Land (Joint Ventures) Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****6 Taxation**

Tax charged/(credited) in the profit and loss account

	2022 £	2021 £
Current taxation		
UK corporation tax	-	-
Tax charge/(credit) in the profit and loss account	-	-
	2022 £	2021 £
Tax reconciliation		
(Loss)/profit on ordinary activities before taxation	(20,687,904)	6,415,671
Tax on (loss)/profit on ordinary activities at UK corporation tax rate of 19% (2021: 19%)	(3,930,702)	1,218,977
Effects of:		
Taxable transfer pricing adjustments	791,402	649,663
Decrease in fair value of property & investments	3,930,702	2,330,599
Income not taxable	-	(3,549,577)
Group relief	(791,402)	(649,662)
Total tax charge	-	-

On 24 May 2021 legislation was substantially enacted to increase the corporation tax rate to 25% from 1 April 2023. Where relevant this has been reflected in the deferred tax calculation.

British Land (Joint Ventures) Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****7 Investments**

	Shares in subsidiaries £	Investments in Joint Ventures £	Total £
Underlying net asset value of investment			
1 April 2021	71,911	589,094	661,005
Additions	20,000,000	-	20,000,000
Impairment of investments	(19,105,343)	-	(19,105,343)
Disposals	(61,410)	-	(61,410)
31 March 2022	<u>905,158</u>	<u>589,094</u>	<u>1,494,252</u>
Underlying net asset value of investment			
1 April 2020	20,156,922	2,881,946	23,038,868
Additions	100	-	100
Impairment of investments	-	(2,292,852)	(2,292,852)
Transfers	(100)	-	(100)
Disposals	(20,085,011)	-	(20,085,011)
31 March 2021	<u>71,911</u>	<u>589,094</u>	<u>661,005</u>
Provision for underlying net asset change			
1 April 2021	-	(2,292,852)	(2,292,852)
Impairment of investments	(19,105,343)	-	(19,105,343)
31 March 2022	<u>(19,105,343)</u>	<u>(2,292,852)</u>	<u>(21,398,195)</u>
Provision for underlying net asset change			
1 April 2020	(14,520,894)	(23,191,541)	(37,712,435)
Impairment of investments	-	(2,292,852)	(2,292,852)
31 March 2021	<u>(14,520,894)</u>	<u>(25,484,393)</u>	<u>(40,005,287)</u>
At cost			
31 March 2022	<u>20,010,501</u>	<u>2,881,946</u>	<u>22,892,447</u>
31 March 2021	<u>14,592,805</u>	<u>26,073,487</u>	<u>40,666,292</u>

British Land (Joint Ventures) Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****7 Investments (continued)**

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

Subsidiary	Principal activity	Interest	Country
Rigphone Limited	Dormant	100%	United Kingdom
BL West End Investments Limited	Investment Holding	100%	United Kingdom

Joint ventures

The company has investments in the following joint ventures:

Joint Venture	Principal activity	Interest	Country
Aldgate Land One Limited	Dormant	50%	United Kingdom
Aldgate Land Two Limited	Dormant	50%	United Kingdom
Aldgate Place (Gp) Limited	Dormant	50%	United Kingdom
British Land Superstores (Non-Securitised) Limited	Property Investment	50%	United Kingdom
Pencilscreen Limited	Dormant	50%	United Kingdom

The loss from disposal of investments in the year of £1,582,561 (2021: loss of £9,973,457) arose from the sale of TBL Property Partnership. The loss on sale is mainly attributable to costs incurred on the sale of investment.

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

8 Debtors

	31 March 2022 £	31 March 2021 £
Amounts due from related parties	149,470,655	197,027,019
VAT	3,690	-
	<u>149,474,345</u>	<u>197,027,019</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.

British Land (Joint Ventures) Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****9 Creditors due within one year**

	31 March 2022 £	31 March 2021 £
Accrued expenses	41,961	-
Amounts due to related parties	-	26,073,484
	41,961	26,073,484

Amounts due to related parties relate to amounts owed to group companies which are repayable on demand. Interest is charged on these balances in accordance with the group policy on intercompany loan accounts.

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

	No.	31 March 2022 £	No.	31 March 2021 £
Ordinary shares of £1 each	253,508,001	253,508,001	253,508,001	253,508,001

11 Capital commitments

The total amount contracted for but not provided in the financial statements was £nil (2021: £nil)

12 Contingent liabilities

The company is jointly and severally liable with the ultimate holding company and fellow subsidiaries for all monies falling due under the group VAT registration.

13 Subsequent events

There have been no significant events since the year end.

14 Parent and ultimate parent undertaking

The immediate parent company is BL Residual Holding Company 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.