

# Langtree Daresbury Limited

Registered number: 07374351

## Directors' report and financial statements

For the year ended 31 March 2023



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**LANGTREE DARESBUY LIMITED**

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**COMPANY INFORMATION**

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<b>Directors</b>	J Downes M Jackson
<b>Registered number</b>	07374351
<b>Registered office</b>	St James Business Centre Wilderspool Causeway Warrington WA4 6PS
<b>Independent auditor</b>	Mazars LLP Chartered Accountants & Statutory Auditor One St. Peter's Square Manchester M2 3DE

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**LANGTREE DARESBUY LIMITED**

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## **LANGTREE DARESBUY LIMITED**

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### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

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The directors present their report and the financial statements for the year ended 31 March 2023.

#### **Directors' responsibilities statement**

The directors are responsible for preparing the Directors' 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 elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the Company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They 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.

#### **Principal activity**

The principal activity of the Company is that of an investment holding company.

#### **Directors**

The directors who served during the year were:

J Downes  
M Jackson

#### **Going Concern**

The use of the going concern basis of accounting is appropriate because there are no material uncertainties to events or conditions that may cast significant doubt about the ability of the Company to continue as a going concern. The Company's projections, taking account of reasonable possible changes in trading performance, show that the Company will continue to operate within its current facilities.

Accordingly, the directors consider that the Company is able to continue as a going concern and have therefore continued to adopt the going concern basis in preparing these financial statements.

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**LANGTREE DARESBUY LIMITED**

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**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2023**

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**Disclosure of information to auditor**

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

**Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



**M Jackson**  
Director

Date: 12<sup>th</sup> October 2023

St James Business Centre  
Wilderspool Causeway  
Warrington  
WA4 6PS

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**LANGTREE DARESBUY LIMITED**

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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LANGTREE DARESBUY LIMITED**

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**Opinion**

We have audited the financial statements of Langtree Daresbury Limited (the 'company') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2023 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**Other information**

The other information comprises the information included in the directors' report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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**LANGTREE DARESBURY LIMITED**

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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LANGTREE DARESBURY LIMITED**

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Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact..

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LANGTREE DARESBURY LIMITED**

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**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Based on our understanding of the company and its industry, we considered that non-compliance with the following laws and regulations might have a material effect on the financial statements: anti-money laundering regulation.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- Inquiring of management and, where appropriate, those charged with governance, as to whether the company is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- Inspecting correspondence, if any, with relevant licensing or regulatory authorities;
- Communicating identified laws and regulations to the engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the company which were contrary to applicable laws and regulations, including fraud.

We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice), tax legislation, pension legislation, the Companies Act 2006.

In addition, we evaluated the directors' and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, and significant one-off or unusual transactions.



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**LANGTREE DARESBURY LIMITED**

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**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LANGTREE DARESBURY LIMITED**

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Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the directors and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of the audit report**

This report is made solely to the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body for our audit work, for this report, or for the opinions we have formed.

*Neil Barton*

Neil Barton (Senior statutory auditor)

for and on behalf of

Mazars LLP  
Chartered Accountants and Statutory Auditor  
One St. Peter's Square  
Manchester  
M2 3DE

Date: 7 November 2023

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**LANGTREE DARESBUY LIMITED**

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**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2023**

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	Note	2023 £	2022 £
Turnover		-	-
<b>Gross profit</b>		-	-
Administrative expenses		(43)	(17,528)
<b>Operating loss</b>		(43)	(17,528)
Interest receivable and similar income		-	-
<b>Loss before tax</b>		(43)	(17,528)
Tax on loss	6	4,671	26,969
<b>Profit for the financial year</b>		4,628	9,441

There were no recognised gains and losses for 2023 or 2022 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2023 (2022: £NIL).

The notes on pages 10 to 16 form part of these financial statements.

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**LANGTREE DARESURY LIMITED**  
**REGISTERED NUMBER: 07374351**

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**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2023**

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	Note	2023 £	2022 £
<b>Fixed assets</b>			
Investments	7	1,054,600	1,054,600
<b>Current assets</b>			
Debtors	8	64,178	60,780
Cash at bank and in hand	9	24,861	24,666
		89,039	85,446
Creditors: Amounts falling due within one year	10	(114,780)	(115,815)
<b>Net current assets</b>		(25,741)	(30,369)
<b>Net assets</b>		1,028,859	1,024,231
<b>Capital and reserves</b>			
Called up Share Capital	11	1,054,601	1,054,601
Profit and loss account	12	(25,742)	(30,370)
		1,028,859	1,024,231

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

  
**M Jackson**  
Director

Date: 12<sup>th</sup> October 2023

The notes on pages 10 to 16 form part of these financial statements.

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**LANGTREE DARESBUY LIMITED**

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2023**

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	<b>Called up share capital</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>At 1 April 2021</b>	1,054,601	(39,811)	1,014,790
<b>Comprehensive income for the year</b>			
Profit for the year	-	9,441	9,441
<b>Total comprehensive income for the year</b>	-	9,441	9,441
<b>At 1 April 2022</b>	1,054,601	(30,370)	1,024,231
<b>Comprehensive income for the year</b>			
Profit for the year	-	4,628	4,628
<b>Total comprehensive income for the year</b>	-	4,628	4,628
<b>At 31 March 2023</b>	1,054,601	(25,742)	1,028,859

The notes on pages 10 to 16 form part of these financial statements.

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**LANGTREE DARESBUY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**1. General information**

Langtree Daresbury Limited ("the Company") is a private company limited by shares incorporated in England and Wales with registered number of 07374351.

The address of its registered office and principal place of business is St James Business Centre, Wilderspool Causeway, Warrington, WA4 6PS.

The principal activity of the company is that of an intermediate holding company.

**2. Accounting policies****2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

These financial statements have been presented in pound sterling which is the functional currency of the company, and rounded to the nearest £.

The following principal accounting policies have been applied:

**2.2 Going concern**

The use of the going concern basis of accounting is appropriate because there are no material uncertainties to events or conditions that may cast significant doubt about the ability of the Company to continue as a going concern. The Company's projections, taking account of reasonable possible changes in trading performance, show that the Company will continue to operate within its current facilities.

Accordingly, the directors consider that the company is able to continue as a going concern and have therefore continued to adopt the going concern basis in preparing these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**2. Accounting policies (continued)**

**2.3 Investment in joint ventures**

Joint ventures are held at cost less impairment, if any.

**2.4 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.5 Cash and cash equivalents**

Cash and cash equivalents comprises cash in hand, deposits held with banks and other short-term highly liquid investments with original maturities of three months or less.

**2.6 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.7 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**2. Accounting policies (continued)**

**2.8 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

**2.9 Taxation**

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

**3. Critical accounting judgements and key sources of estimation uncertainty**

The Company made judgements, estimates and assumptions about the carrying amounts of assets and liabilities that were not readily apparent from other sources in the application of the Company's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors that are considered to be reasonable under the circumstances. Actual results may differ from the estimates.

**3.1 Critical judgements made in applying the Company accounting policies**

***Assessing indicators of impairment***

In assessing whether there have been any indicators of impairment assets, the directors have considered both external and internal sources of information such as market conditions, counterparty credit ratings and experience of recoverability. There have been no indicators of impairments identified during the current financial year.

**3.2 Key sources of estimation uncertainty**

Management is of the opinion that there are no estimates and assumptions that are considered to have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities.

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**LANGTREE DARESBUY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**4. Auditor's remuneration**

	<b>2023</b> £	<b>2022</b> £
Fees payable to the Company's auditor for the audit of the Company's annual financial statements	2,500	2,200
	<hr/>	<hr/>
<b>Fees payable to the company's auditor in respect of:</b>		
Taxation compliance services	580	525
All other services	605	550
	<hr/>	<hr/>
	3,685	1,075
	<hr/>	<hr/>

**5. Employees**

The Company has no employees (2022: None) other than the directors, who did not receive any remuneration (2022 - £NIL).

**6. Taxation**

	<b>2023</b> £	<b>2022</b> £
<b>Corporation tax</b>		
Current tax on losses for the year	(2,601)	(26,969)
<b>Deferred tax</b>		
Origination and reversal of timing differences	(2,070)	-
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<b>Total current tax</b>	(4,671)	(26,969)
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**LANGTREE DARESBURY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**6. Taxation (continued)****Factors affecting tax charge for the year**

The tax assessed for the year is lower than (2022 - lower than) the standard rate of corporation tax in the UK of 19% (2022 - 19%). The differences are explained below:

	2022 £	2021 £
Loss on ordinary activities before tax	(43)	(17,528)
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2022 - 19%)	(8)	(3,330)
<b>Effects of:</b>		
Expenses not deductible for tax purposes	94,155	34,269
Fixed asset differences	-	-
Amounts otherwise transferred	(97,623)	(66,893)
Other differences leading to a change in tax charge	-	-
Adjustments to tax charge in respect of previous periods – deferred tax	-	104,295
Remeasurement of deferred tax for changes in tax rates	(276)	(2,837)
Movement in deferred tax not recognised	(919)	(92,473)
<b>Total tax charge for the year</b>	<b>(4,671)</b>	<b>(26,969)</b>

**Factors that may affect future tax charges**

The UK Government announced in the 2021 Budget that from 1 April 2023, the rate of corporation tax in the United Kingdom will increase from 19% to 25%. Companies with profits of £50,000 or less will continue to be taxed at 19%, which is a new small profits rate. Where taxable profits are between £50,000 and £250,000, the higher rate will apply but with a marginal relief applying as profits increase.

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**LANGTREE DARESBUY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**7. Investments**

	Investment in joint venture £
<b>Cost</b>	
At 1 April 2022	1,054,600
At 31 March 2023	<u>1,054,600</u>

**Joint Venture**

The following was a joint venture of the company:

Name	Registered office	Principal activity	Holding
Daresbury SIC LLP	St James Business Centre, Wilderspool Causeway, Warrington, WA4 6PS	Management and development of the Sci-Tech Daresbury Campus in the North West	50%

**8. Debtors**

	2023 £	2022 £
Amounts owed by group undertakings	43,228	40,627
Other debtors	20,949	20,152
Called up share capital not paid	1	1
	<u>64,178</u>	<u>60,780</u>

**9. Cash and cash equivalents**

	2023 £	2022 £
Cash at bank and in hand	<u>24,861</u>	<u>24,666</u>

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**LANGTREE DARESBUY LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**

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**10. Creditors: Amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Trade creditors	94,395	95,430
Accruals and deferred income	20,385	20,385
	<u>114,780</u>	<u>115,815</u>

**11. Share capital**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Allotted, called up and fully paid</b>		
1 (2022 - 1) Ordinary share of £1	1	1
1 (2022 - 1) Loan Note of £1,054,600	1,054,600	1,054,600
	<u>1,054,601</u>	<u>1,054,601</u>

Loan notes represent capital contributions made at the inception of the Company by its holding company. There are no priority repayments and no repayments schedules have been established. There is no coupon rate and as such no interest is earned by the owner as a result of these capital contributions. As such, the loan notes are treated as equity instruments in these financial statements.

**12. Reserves****Profit & loss account**

This reserves represents the cumulative profits and losses.

**13. Related party transactions**

The were no related party transactions within the year. Included within debtors is a balance of £43,228 (2022: £40,627) due from Langtree Property Partners Limited, a company in the same group as Langtree Daresbury Limited.

**14. Controlling undertakings**

As at 31 March 2023 Langtree Daresbury Limited is 75.01% owned by LPP Ventures Limited. The immediate and ultimate parent undertaking of LPP Ventures Limited is Langtree Property Partners Holdings Limited, a company incorporated in the UK and with a registered address of St. James Business Centre, Wilderspool Causeway, Warrington, United Kingdom, WA4 6PS.

Copies of the consolidated financial statements of Langtree Property Partners Holdings Limited are publicly available from Companies House, Maindy, Cardiff, CF14 3UZ.