

Registration number: 10663474

BL CW Lower LP Company Limited

Unaudited Financial Statements

for the Year Ended 31 March 2022

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BL CW Lower LP Company Limited

(Registration number: 10663474)

Balance Sheet as at 31 March 2022

	Note	31 March 2022 £	31 March 2021 £
Fixed assets			
Investments	4	100	100
		100	100
Net current assets/(liabilities)		-	-
Net assets		100	100
Capital and reserves			
Share capital	5	100	100
Total shareholders' funds		100	100

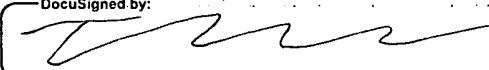
For the financial year ending 31 March 2022 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

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 14.09.2022 and signed on its behalf by:

DocuSigned by:

 81069A4C6C97489
 Jonathan McNuff

Director

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

BL CW Lower LP Company 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 United Kingdom Generally Accepted Accounting Practice 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 BL CW Upper Limited Partnership.

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.

Investments

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

3 Critical 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.

BL CW Lower LP Company Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****4 Investments**

	Shares in subsidiaries £	Total £
Underlying net asset value of investment		
1 April 2021	<u>100</u>	<u>100</u>
31 March 2022	<u>100</u>	<u>100</u>
At cost		
31 March 2022	<u>100</u>	<u>100</u>
31 March 2021	<u>100</u>	<u>100</u>

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

Subsidiary	Principal activity	Interest	Country
BL CW Lower Limited Partnership	Property Investment	100%	United Kingdom
BL CW Holdings Plot A1 Company Limited	Property Investment	100%	United Kingdom
BL CW Holdings Plot A2 Company Limited	Property Investment	100%	United Kingdom
BL CW Holdings Plot D1/2 Company Limited	Property Investment	100%	United Kingdom
BL CW Holdings Plot G1 Company Limited	Property Investment	100%	United Kingdom
BL CW Holdings Plot K1 Company Limited	Property Investment	100%	United Kingdom
BL CW H1 H2 Company Limited	Property Investment	100%	United Kingdom
BL CW Holdings Plots F1 F2 F3 Company Limited	Property Investment	100%	United Kingdom
BL CW Holdings Plots L1 L2 L3 Company Limited	Property Investment	100%	United Kingdom
BL CW Developments Infrastructure Company Limited	Development Management Services	100%	United Kingdom

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

BL CW Lower LP Company Limited**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2022
(continued)****5 Share capital****Allotted, called up and fully paid shares**

	No.	31 March 2022 £	No.	31 March 2021 £
Ordinary shares of £1 each	100	100	100	100

6 Parent and ultimate parent undertaking

The immediate parent company is BL CW Holdings Limited in its capacity as general partner of BL CW Lower Limited Partnership.

On 7 March 2022, BL CW Upper Limited Partnership Company issued 50% of its shares held in BL CW Upper Limited Partnership to AustralianSuper Pty Ltd ("AustralianSuper") forming a joint venture. Prior to 7 March 2022, the company was wholly owned by The British Land Company PLC.

Following the transaction on 7 March 2022, the ultimate holding company is BL CW Upper GP Company Limited in its capacity as general partner of BL CW Upper Limited Partnership ("the partnership"). The partnership operates as a joint venture between The British Land Company PLC and AS Property CW 1 Trust acting by its trustee, Perpetual Corporate Trust Limited.

BL CW Upper Limited Partnership is the smallest and largest group for which group financial statements are available and which include the dormant company. The financial statements of BL CW Upper Limited Partnership are available on request from British Land, York House, 45 Seymour Street, London, W1H 7LX.