

Registered Number 4364857

GEP16 LIMITED  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2011

WEDNESDAY



\*AMOJYZAA\*

A28

16/11/2011

32

COMPANIES HOUSE

**Directors' Report for the year ended 31 March 2011**

The directors submit their report with the audited financial statements of the Company for the year ended 31 March 2011

**RESULTS FOR THE YEAR AND DIVIDEND**

The results are set out in the Profit and Loss Account on page 4

The directors do not recommend the payment of a dividend for the year ended 31 March 2011 (2010 £Nil)

**PRINCIPAL ACTIVITY, REVIEW OF THE BUSINESS AND FUTURE DEVELOPMENTS**

The Company has continued its business as a holding company. No changes in the Company's principal activity are anticipated in the foreseeable future.

**GOING CONCERN**

The directors believe that preparing the accounts on the going concern basis is appropriate due to the continued financial support of the ultimate parent company Land Securities Group PLC. The directors have received confirmation that Land Securities Group PLC intends to support the Company for at least one year after these financial statements are signed.

**DIRECTORS**

The directors who held office during the year and up to the date of this report were

C M Gill  
LS Director Limited  
Land Securities Portfolio Management Limited

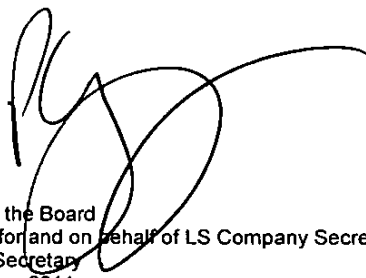
**STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS**

In the case of each director in office at the date the Directors' Report is approved, the following applies

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution concerning their re-appointment will be proposed at the Annual General Meeting.

Registered Office  
5 Strand  
London  
WC2N 5AF



By order of the Board  
P Higgins, for and on behalf of LS Company Secretaries Limited,  
Company Secretary  
11 November 2011

Registered in England and Wales  
Registered number 4364857

**Directors' Responsibilities for the year ended 31 March 2011****Statement of directors' responsibilities**

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 prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards 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 then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, 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. 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.

**Independent Auditors' Report to the Members of GEP16 Limited for the year ended 31 March 2011**

We have audited the financial statements of GEP16 Limited for the year ended 31 March 2011 which comprise the Profit and Loss Account, the Statement of Total Recognised Gains and Losses, the Reconciliation of Movements in Total Shareholder's Funds, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

**Respective responsibilities of directors and auditors**

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the Company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

**Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the Company's affairs as at 31 March 2011 and of its profit for the year then ended,
- have been properly prepared in accordance with the United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

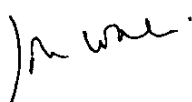
**Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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

We have nothing to report in respect of the following matters where 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.

  
John Waters (Senior Statutory Auditor)  
For and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
London  
11 November 2011

<b>Profit and Loss Account for the year ended 31 March 2011</b>
---

	Notes	2011 £'000	2010 £'000
Reversal of past impairment	4	<u>11,600</u>	17,068
Profit on ordinary activities before taxation		11,600	17,068
Taxation	3	-	-
<b>Profit for the financial year</b>		<u><b>11,600</b></u>	<u><b>17,068</b></u>

<b>Reconciliation of Movements in Total Shareholder's Funds for the year ended 31 March 2011</b>
--

	Notes	2011 £'000	2010 £'000
Profit for the financial year		<u>11,600</u>	17,068
<b>Addition to shareholder's funds</b>		<b>11,600</b>	17,068
Opening shareholder's funds		<b>108,891</b>	91,823
<b>Closing shareholder's funds</b>		<u><b>120,491</b></u>	<u><b>108,891</b></u>

All amounts arise from continuing operations

There is no difference between reported profit and historical cost profit on ordinary activities before taxation

There are no recognised gains or losses other than those shown in the Profit and Loss Account above

<b>Balance Sheet as at 31 March 2011</b>
--

	Notes	2011 £'000	2010 £'000
<b>Fixed assets</b>			
<b>Investments</b>			
Investment in a participating interest	4	<u>121,400</u>	<u>109,800</u>
<b>Creditors amounts falling due within one year</b>	5	<u>(909)</u>	<u>(909)</u>
<b>Net current liabilities</b>		<u>(909)</u>	<u>(909)</u>
<b>Total assets less current liabilities</b>		<u>120,491</u>	<u>108,891</u>
<b>Capital and reserves</b>			
Called up share capital	6	-	-
Share premium account	7	121,400	121,400
Profit and loss account	7	<u>(909)</u>	<u>(12,509)</u>
<b>Total shareholder's funds</b>		<u>120,491</u>	<u>108,891</u>

The financial statements on pages 4 to 7 were approved and authorised for issue by the board directors on 11 November 2011 and were signed on its behalf by

For and on behalf of Land Securities Management Services Limited  
C M Gill



## 1. Accounting Policies

The financial statements have been prepared on the going concern basis, under the historical cost convention, in accordance with Companies Act 2006 and applicable United Kingdom accounting standards

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements

**(a) Taxation**

Taxation is charged at the corporation tax rate of 28%

**(b) Investment in a participating interest**

The Company's investment in a joint venture is carried at cost, less any repayment of joint venture capital and provision for impairment in value

**(c) Impairment of assets**

Assets are reviewed annually for impairment. Where impairment exists the asset is written down to its net realisable value. Where the recoverable balance of an asset increases above its previously impaired balance, the impairment loss recognised in prior years has been reversed. The impairment reversal is a result of improving conditions within the property market which has increased the value of the underlying subsidiary.

## 2. Management and administrative expenses

**(a) Management services**

The Company had no employees during the year (2010: None). Management services were provided to the Company throughout the year by Land Securities Properties Limited, which is a group undertaking.

**(b) Directors' emoluments**

The directors of the Company received no emoluments from Land Securities Properties Limited for their services to the Company. The amounts allocated to services for this Company were of negligible value (2010: £Nil).

**(c) Auditors' remuneration**

The Group's auditors' remuneration is borne by Land Securities Properties Limited. The proportion of the remuneration which relates to the Company amounts to £1,596 (2010: £1,520). The auditors received no remuneration for non-audit services provided to the Company during the year (2010: £Nil).

## 3. Taxation

	2011 £'000	2010 £'000
<b>Analysis of tax charge for the year</b>		
Corporation tax on profit for the year	-	-
<b>Total current tax</b>	-	-
<b>Tax charge on profit on ordinary activities</b>	-	-
<b>Factors affecting the tax charge for the year</b>		
The tax assessed for the year is lower than the standard rate of corporation tax in the UK of 28% (2010: 28%). The differences are explained below:		
Profit on ordinary activities before taxation	11,600	17,068
Profit on ordinary activities multiplied by the standard rate in the UK at 28% (2010: 28%)	3,248	4,779
Non-taxable income	(3,248)	(4,779)
<b>Current tax charge for the year</b>	-	-

Land Securities Group PLC is a Real Estate Investment Trust ('REIT'). As a result the Company does not pay UK corporation tax on the profits and gains from qualifying rental business in the UK provided it meets certain conditions. Non-qualifying profits and gains of the Company continue to be subject to corporation tax as normal.

## 4. Investment in a participating interest

	£'000
At 1 April 2010	109,800
Reversal of impairment	11,600
<b>At 31 March 2011</b>	<b>121,400</b>

The directors believe that the carrying value of the investments is supported by their underlying net assets.

The Company owns 12.79% of the LS Victoria 1 Limited and draws up accounts to 31 March. The nature of LS Victoria 1 Limited's business is that of property investment.

### 5. Creditors: amounts falling due within one year

	2011 £'000	2010 £'000
Amount owed to a group undertaking	909	909

The unsecured loan from the group undertaking is interest free and repayable on demand with no fixed repayment date

### 6. Called up share capital

	2011 Number	Authorised 2010 Number	Allotted and fully paid 2011 £	2010 £
Ordinary shares of £1.00 each	1,000	1,000	3	3

### 7 Reserves

	Called up Share Capital £'000	Share Premium Account £'000	Profit and Loss Account £'000	Total £'000
At 1 April 2010	-	121,400	(12,509)	108,891
Profit for the financial year	-	-	11,600	11,600
At 31 March 2011	-	121,400	(909)	120,491

### 8. Cash flow statement exemption

The Company is a wholly owned subsidiary of Land Securities Group PLC which prepares a consolidated cash flow statement. The Company has therefore elected to make use of the exemption provided in Financial Reporting Standard 1 (revised 1996) "Cash Flow Statements" not to produce its own cash flow statement.

### 9. Related party transactions

The Company is a wholly owned subsidiary of Land Securities Group PLC and has taken advantage of the exemption provided in paragraph 3(c) of Financial Reporting Standard 8 "Related Party Disclosures" not to make disclosure of transactions with other entities that are part of the group.

### 10. Parent company

The immediate parent company is LS London Holdings One Limited.

The ultimate parent company at 31 March 2011 was Land Securities Group PLC, which is registered in England and Wales. This is the largest parent company of the group to consolidate these financial statements.

Consolidated financial statements for the year ended 31 March 2011 for Land Securities Group PLC can be obtained from the Company Secretary, 5 Strand, London WC2N 5AF. This is the largest and smallest Group to include these accounts in its consolidated financial statements.

### 11. Financial support

The ultimate parent company has informed the Company that it is its present intention to continue to provide financial support to the Company to enable it to meet its liabilities as they fall due.