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# Broadgate (PHC 15a) Limited

## Annual Report and Accounts

Year ended 31 March 2014

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Company number: 3707213

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**Broadgate (PHC 15a) Limited**

**STRATEGIC REPORT  
for the year ended 31 March 2014**

**Business review and principal activities**

The company is a wholly owned subsidiary of Broadgate Property Holdings Limited and operates as a constituent of the Bluebutton Properties Limited group of companies ("the group"). Bluebutton Properties Limited operates as a joint venture between The British Land Company PLC and Euro Clover Private Limited. The company's principal activity is property investment in the United Kingdom (UK). During the year to 31 March 2014, Euro Clover Private Limited, a company ultimately controlled by GIC, Singapore's sovereign wealth fund, acquired the 50% interest in Bluebutton Properties Limited previously owned by BRE/Brick Limited, a company ultimately controlled by Blackstone Real Estate Partners Europe II and Blackstone Real Estate Partners VI, as described in note 16.

As shown in the company's profit and loss account on page 5, the company's turnover has remained consistent with the prior year and profit before tax has increased 2.2% on the prior year.

Dividends of £nil (2013: £nil) were paid in the year. Dividends paid are shown in note 11.

The balance sheet on page 7 shows that the company's financial position at the year end has, in net liabilities terms, decreased from the prior year.

The value of investment properties held as at 31 March 2014 decreased by 0.2%, due to revaluation movements during the year then ended as shown in note 5 to the company's balance sheet.

**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 company 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; 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 senior executives and is considered and managed on a continuous basis. Executives use their knowledge and experience to knowingly accept a measured degree of market risk.

The company'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 company is financed by subordinated loans from Broadgate (Funding) 2005 Limited and Broadgate Property Holdings Limited. The average interest rate charged on the Broadgate (Funding) 2005 Limited loans was 5.08% per annum.

This report was approved by the Board on *25 September 2014*



**N Ekpo**  
Secretary

**Broadgate (PHC 15a) Limited**

**REPORT OF THE DIRECTORS  
for the year ended 31 March 2014**

The directors present their annual report on the affairs of the company, together with the financial statements and auditor's report for the year ended 31 March 2014.

**Environment**

The company 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 company's activities. The company operates in accordance with best practice policies and initiatives designed to minimise the company's impact on the environment include safe disposal of manufacturing waste, recycling and reducing energy consumption.

**Directors**

The directors who served during the year and appointed subsequent to the year end were:

A Agarwal (alternate A Khera) (resigned 14 February 2014)  
S M Barzycki (alternate S H Moore)  
S G Carter (resigned 14 February 2014)  
M E Cosgrave (appointed 14 February 2014)  
D Devani (appointed 15 July 2014)  
N G Harris (appointed 14 February 2014)  
J Lock (alternate M J Pegler) (resigned 14 February 2014)  
F Mawji-Karim (alternate P Bingel) (resigned 14 February 2014)  
C D Morrish (appointed 14 February 2014; resigned 15 July 2014)  
T A Roberts (alternate L M Bell)  
H Shah (alternate C M J Forshaw) (appointed 14 February 2014)

**Directors' responsibilities statement**

The directors are responsible 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 elected to prepare 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 judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed; 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 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.

**Broadgate (PHC 15a) Limited**

**REPORT OF THE DIRECTORS  
for the year ended 31 March 2014**

**Subsequent events**

Details of significant events since the balance sheet date, if any, are contained in note 15.

**Going concern**

The directors consider the company to be a going concern and the accounts are prepared on this basis. Details of this are shown in note 1 of the financial statements.

**Disclosure of information to Auditor**

Each of the persons who is a director at the date of approval of this report confirms that:

- (a) so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- (b) the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

**Auditor**

Deloitte LLP was the auditor of the company for the year ended 31 March 2014. A resolution to reappoint Deloitte LLP as auditor will be considered at the forthcoming Board meeting.

This report was approved by the Board on *25 September 2014*



**N Ekpo**  
Secretary

**Broadgate (PHC 15a) Limited**

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
Broadgate (PHC 15a) Limited  
for the year ended 31 March 2014**

We have audited the financial statements of Broadgate (PHC 15a) Limited for the year ended 31 March 2014 which comprise the Profit and Loss Account, the Statement of Total Recognised Gains and Losses, the Balance Sheet and the related notes 1 to 16. 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).

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.

**Respective responsibilities of directors and auditor**

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.

**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. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**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 2014 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.


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

In our opinion the information given in the Strategic Report and 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.

  
William Crane BSc ACA (Senior Statutory Auditor)  
For and on behalf of Deloitte LLP  
Chartered Accountants and Statutory Auditor  
Cambridge, UK

29 September 2014

**Broadgate (PHC 15a) Limited**

**PROFIT AND LOSS ACCOUNT  
for the year ended 31 March 2014**

	Note	2014 £	2013 £
<b>Turnover</b>			
Rental income		13,531,500	13,526,758
Fees and commissions		-	-
<b>Total turnover</b>		<u>13,531,500</u>	<u>13,526,758</u>
Cost of sales		(23,718)	(57,208)
<b>Gross profit</b>		<u>13,507,782</u>	<u>13,469,550</u>
Administrative expenses		-	-
Write up of investments in subsidiaries		-	-
<b>Operating profit</b>		<u>13,507,782</u>	<u>13,469,550</u>
Profit on disposal of properties		-	-
Profit on disposal of investments		-	-
Group transfer of investments		-	-
Dividends receivable		-	-
<b>Profit on ordinary activities before interest</b>		<u>13,507,782</u>	<u>13,469,550</u>
Interest receivable			
Group		-	-
Associated companies		-	-
External - other		4,350	3,314
Interest payable			
Group		(7,048,920)	(7,124,015)
Associated companies		-	-
External - bank overdrafts and loans		(8,765)	(33,844)
- other loans		-	-
<b>Profit on ordinary activities before taxation</b>	2	<u>6,454,447</u>	<u>6,315,005</u>
Taxation	4	(658,685)	(1,556,327)
<b>Profit for the financial year</b>	11	<u><u>5,795,762</u></u>	<u><u>4,758,678</u></u>

Turnover and results are derived from continuing operations within the United Kingdom. The company has only one significant class of business, that of property investment in the United Kingdom.

**Broadgate (PHC 15a) Limited**

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES  
for the year ended 31 March 2014**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
<b>Profit on ordinary activities after taxation</b>	5,795,762	4,758,678
Unrealised surplus (deficit) on revaluation of investment properties	(250,000)	(10,500,000)
<b>Total recognised gains and losses relating to the financial year</b>	<u><u>5,545,762</u></u>	<u><u>(5,741,322)</u></u>

**Broadgate (PHC 15a) Limited**

**BALANCE SHEET**  
**as at 31 March 2014**

	Note	2014	2013
		£	£
<b>Fixed assets</b>			
Investment properties	5	143,750,000	144,000,000
Investments	6	-	-
		<u>143,750,000</u>	<u>144,000,000</u>
<b>Current assets</b>			
Debtors - due within one year	7	8,548,012	6,377,430
Cash and deposits		3,390,169	3,390,130
		<u>11,938,181</u>	<u>9,767,560</u>
<b>Creditors due within one year</b>	8	<u>(8,503,193)</u>	<u>(8,357,950)</u>
<b>Net current assets</b>		3,434,988	1,409,610
<b>Total assets less current liabilities</b>		<u>147,184,988</u>	<u>145,409,610</u>
<b>Creditors due after one year</b>	9	<u>(148,532,073)</u>	<u>(152,302,457)</u>
<b>Net liabilities</b>		<u>(1,347,085)</u>	<u>(6,892,847)</u>
<b>Capital and reserves</b>			
Called up share capital	10	34,943,008	34,943,008
Revaluation reserve	11	(52,261,273)	(52,011,273)
Profit and loss account	11	15,971,180	10,175,418
<b>Shareholder's deficit</b>	11	<u>(1,347,085)</u>	<u>(6,892,847)</u>

The financial statements of Broadgate (PHC 15a) Limited, company number 3707213, were approved by the Board of Directors on 25 September 2014 and signed on its behalf by:

Director  
*S. Gazycki*



**Broadgate (PHC 15a) Limited**

**Notes to the accounts  
for the year ended 31 March 2014**

**1. Accounting policies**

The principal accounting policies adopted by the directors are summarised below. They have been applied consistently throughout the current and previous year.

These financial statements are designed to cover a wide variety of companies and circumstances. As a result some notes or some entries in the primary statements or the notes may not be relevant for this company and so may be left blank intentionally.

**Accounting basis**

The financial statements are prepared in accordance with applicable United Kingdom law and Accounting Standards and under the historical cost convention as modified by the revaluation of investment properties and other fixed asset investments.

Where the company has subsidiaries, it has taken advantage of the exemption from preparing consolidated financial statements afforded by Section 400 of the Companies Act 2006 because it is a wholly owned subsidiary of another company. Group financial statements, which include the company, for Bluebutton Properties UK Limited are publicly available (see note 16).

**Basis of preparation**

Having reviewed the company's forecast working capital and cash flow requirements, in addition to making enquiries and examining areas which could give risk to financial exposure, the directors have a reasonable expectation that the company has adequate resources to continue its operations for the foreseeable future. As a result they continue to adopt the going concern basis in preparing the accounts.

**Cash flow statement**

The company is exempt under FRS 1 (Revised) from preparing a cash flow statement.

**Properties**

Properties are externally valued on an open market basis at the balance sheet date. Investment and development properties are recorded at valuation. Any surplus or deficit arising is transferred to revaluation reserve, unless a deficit is expected to be permanent, in which case it is charged to the profit and loss account. Disposals are recognised on completion: profit on disposal is determined as the difference between sales proceeds and the carrying amount of the asset at the commencement of the accounting period plus additions in the period.

In accordance with Statement of Standard Accounting Practice 19, no depreciation is provided in respect of investment property. The directors consider that this accounting policy, which represents a departure from the statutory accounting rules, is necessary to provide a true and fair view. The financial effect of the departure from these rules cannot reasonably be quantified as depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

A property ceases to be treated as a development on practical completion.

In determining whether leases and related properties represent operating or finance leases, consideration is given to whether the tenant or landlord bears the risks and rewards of ownership.

1. Accounting policies (continued)

Investments

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

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). In particular the group (including this company) became a REIT on 1 January 2007 where income and gains on qualifying assets are exempt from taxation. On 3 November 2009, the sale of 50% of the group to a non-REIT entity resulted in now only 50% of the income and gains on qualifying assets being exempt from taxation. Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Net rental income

Rental income is recognised on an accruals basis. A rent adjustment based on open market estimated rental value is recognised from the rent review date in relation to unsettled rent reviews. Where a rent free period is included in a lease, the rental income foregone is allocated evenly over the period from the date of lease commencement to the next rent review date. Rental income from fixed and minimum guaranteed rent reviews is recognised on a straight-line basis over the shorter of the entire lease term or the period to the first break option. Where such rental income is recognised ahead of the related cash flow, an adjustment is made to ensure the carrying value of the related property including the accrued rent does not exceed the external valuation.

Initial direct costs incurred in negotiating and arranging a new lease are amortised on a straight-line basis over the period from the date of lease commencement to the next rent review date.

Where a lease incentive payment, including surrender premiums paid, does not enhance the value of a property, it is amortised on a straight-line basis over the period from the date of lease commencement to the next rent review date. Upon receipt of a surrender premium for the early determination of a lease, the profit, net of dilapidations and non-recoverable outgoings relating to the lease concerned is immediately reflected in income.

**Broadgate (PHC 15a) Limited**

**Notes to the accounts  
for the year ended 31 March 2014**

**2. Profit on ordinary activities before taxation**

**Auditor's remuneration**

A notional charge of £3,796 (2013: £3,796) is deemed payable to Deloitte LLP in respect of the audit of the financial statements. Actual amounts payable to Deloitte LLP are paid by Bluebutton Properties UK Limited.

No non-audit fees (2013 : £nil) were paid to Deloitte LLP.

**3. Staff costs**

No director received any remuneration for services to the company in either year.

Average number of employees, excluding directors, of the company during the year was nil (2013: nil).

**4. Taxation**

	2014	2013
	£	£
<b>Current tax</b>		
UK corporation tax	658,552	668,576
Adjustments in respect of prior years	133	887,751
<b>Total current taxation charge (credit)</b>	<u>658,685</u>	<u>1,556,327</u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	-	-
Total deferred tax charge (credit)	<u>-</u>	<u>-</u>
<b>Total taxation charge (credit)</b>	<u>658,685</u>	<u>1,556,327</u>
<b>Tax reconciliation</b>		
Profit on ordinary activities before taxation	<u>6,454,447</u>	<u>6,315,005</u>
Tax on profit on ordinary activities at UK corporation tax rate of 23% (2013: 24%)	1,484,523	1,515,601
Effects of:		
REIT conversion charge	-	-
REIT exempt income and gains	(825,971)	(847,025)
Capital allowances	-	-
Tax losses and other timing differences	-	-
(Income not taxable) expenses not deductible for tax purposes	-	-
Transfer pricing adjustments	-	-
Group relief (claimed) surrendered for nil consideration	(658,685)	(668,576)
Consideration paid for group relief claimed	658,685	668,576
Adjustments in respect of prior years	133	887,751
<b>Current tax charge (credit)</b>	<u>658,685</u>	<u>1,556,327</u>

The above tax charge is group relief payable to Broadgate Property Holdings Limited and is disclosed within amounts due from group companies (note 7).

The Finance Act 2013, which provides for reductions in the main rate of corporation tax from 23% to 21% effective from 1 April 2014 and to 20% from 1 April 2015, was substantively enacted on 2 July 2013.

These rate reductions have been reflected in the calculation of deferred tax at the balance sheet date.

**Broadgate (PHC 15a) Limited**

**Notes to the accounts  
for the year ended 31 March 2014**

**5. Investment properties**

	Development £	Freehold £	Long leasehold £	Short leasehold £	Total £
<b>At valuation</b>					
1 April 2013	-	-	142,000,000	2,000,000	144,000,000
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Revaluation surplus (deficit)	-	-	-	(250,000)	(250,000)
<b>31 March 2014</b>	<b>-</b>	<b>-</b>	<b>142,000,000</b>	<b>1,750,000</b>	<b>143,750,000</b>

**Analysis of cost and  
valuation**

**31 March 2014**

Cost	-	-	194,011,273	2,000,000	196,011,273
Revaluation	-	-	(52,011,273)	(250,000)	(52,261,273)
<b>Net book value</b>	<b>-</b>	<b>-</b>	<b>142,000,000</b>	<b>1,750,000</b>	<b>143,750,000</b>
<b>1 April 2013</b>					
Cost	-	-	194,011,273	2,000,000	196,011,273
Revaluation	-	-	(52,011,273)	-	(52,011,273)
<b>Net book value</b>	<b>-</b>	<b>-</b>	<b>142,000,000</b>	<b>2,000,000</b>	<b>144,000,000</b>

Properties were valued as at 31 March 2014 by Knight Frank LLP on the basis of Market Value, in accordance with the RICS Valuation – Professional Standards 2014, Ninth Edition, published by The Royal Institution of Chartered Surveyors.

Properties valued at £143,750,000 (2013: £144,000,000) were charged to secure borrowings of the intermediate holding company.

Security has been granted over the above properties, along with the other properties held by fellow subsidiaries of the Broadgate Property Holding Group to secure the £1,765,453,310 (2013: £1,812,011,840) secured notes due from 2022 to 2036, issued by Broadgate Financing PLC.

**Broadgate (PHC 15a) Limited**

**Notes to the accounts  
for the year ended 31 March 2014**

**6. Investments**

	<b>Shares in subsidiaries</b>	<b>Other investments</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
At cost or underlying net asset value of investment			
1 April 2013	-	-	-
Additions	-	-	-
Disposals	-	-	-
Provision written-back (written-down)	-	-	-
<b>31 March 2014</b>	<b>-</b>	<b>-</b>	<b>-</b>
Provision for underlying net asset change			
1 April 2013	-	-	-
Provision written-back (written-down)	-	-	-
Disposals	-	-	-
<b>31 March 2014</b>	<b>-</b>	<b>-</b>	<b>-</b>
At cost			
<b>31 March 2014</b>	<b>-</b>	<b>-</b>	<b>-</b>
1 April 2013	-	-	-

**Broadgate (PHC 15a) Limited**

**Notes to the accounts  
for the year ended 31 March 2014**

<b>7. Debtors</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
<b>Current debtors (receivable within one year)</b>		
Trade debtors	-	-
Amounts owed by group companies - current accounts	8,543,506	6,372,528
Amounts owed by associated companies - current accounts	-	-
Corporation tax	-	-
Other debtors	-	-
Prepayments and accrued income	4,506	4,902
	<u>8,548,012</u>	<u>6,377,430</u>
<b>8. Creditors due within one year</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Trade creditors	-	1,800
Amounts owed to group companies - current accounts	3,768,664	3,605,373
Amounts owed to associated companies - current accounts	-	-
Corporation tax	-	-
Other taxation and social security	-	-
Other creditors	-	-
Accruals and deferred income	4,734,529	4,750,777
	<u>8,503,193</u>	<u>8,357,950</u>

Amounts owed to fellow group companies, excluding Broadgate (Funding) 2005 Limited, are repayable on demand. There is only interest charged on the portion of debt due to Broadgate (Funding) 2005 Limited at an average interest rate of 5.08% per annum (see note 9).

**Broadgate (PHC 15a) Limited**

**Notes to the accounts  
for the year ended 31 March 2014**

<b>9. Creditors due after one year (including borrowings)</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Long term loans - amounts owed to group companies	<u>148,532,073</u>	<u>152,302,457</u>
<b>Borrowings analysis</b>		
Creditors due within one year		
- subordinated loans from Broadgate (Funding) 2005 Limited	<u>3,768,664</u>	<u>3,605,373</u>
Creditors due after one year		
- subordinated loans from Broadgate Property Holdings Limited	15,374,173	15,374,173
- subordinated loans from Broadgate (Funding) 2005 Limited	<u>133,157,900</u>	<u>136,928,284</u>
Total loans due after one year	<u>148,532,073</u>	<u>152,302,457</u>
Total borrowings	<u>152,300,737</u>	<u>155,907,830</u>

The subordinated loan from Broadgate Property Holdings Limited, is deeply subordinated and ranks behind subordinated loans from Broadgate (Funding) 2005 Limited. The subordinated loans from Broadgate (Funding) 2005 Limited are being repaid from April 2005 to July 2036, with the average interest rate of these subordinated loans being 5.08% per annum.

**Borrowings repayment analysis**

Repayments due:		
Within one year	3,768,664	3,605,373
1-2 years	3,872,582	3,768,712
2-5 years	<u>11,919,955</u>	<u>11,758,271</u>
	19,561,201	19,132,356
After 5 years	<u>132,739,536</u>	<u>136,775,474</u>
Total borrowings - net of issue costs	152,300,737	155,907,830
Amount included in creditors due within one year	<u>(3,768,664)</u>	<u>(3,605,373)</u>
Amount included in creditors due after one year	<u>148,532,073</u>	<u>152,302,457</u>

**10. Share capital**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
<b>Issued share capital - allotted, called up and fully paid</b>		
<b>Ordinary Shares of £1.00 each</b>		
Balance as at 1 April and as at 31 March : 34,943,008 shares	<u>34,943,008</u>	<u>34,943,008</u>

**Broadgate (PHC 15a) Limited**

**Notes to the accounts  
for the year ended 31 March 2014**

**11. Reconciliation of movements in shareholder's deficit and reserves**

	Share capital £	Revaluation reserve £	Profit and loss account £	Total £
Opening shareholder's deficit	34,943,008	(52,011,273)	10,175,418	(6,892,847)
Profit for the financial year	-	-	5,795,762	5,795,762
Dividends	-	-	-	-
Shares allotted in the year	-	-	-	-
Unrealised surplus (deficit) on revaluation of investment properties	-	(250,000)	-	(250,000)
Realisation of prior year revaluations	-	-	-	-
<b>Closing shareholder's deficit</b>	<b>34,943,008</b>	<b>(52,261,273)</b>	<b>15,971,180</b>	<b>(1,347,085)</b>



**Broadgate (PHC 15a) Limited**

**Notes to the accounts  
for the year ended 31 March 2014**

**12. Capital commitments**

The company had capital commitments contracted as at 31 March 2014 of £nil (2013 : £nil).

**13. Contingent liabilities**

The company is jointly and severally liable with Estate Management (Brick) Limited and fellow subsidiaries for all monies falling due under the group VAT registration.

**14. Related parties**

The company has taken advantage of the exemption granted to wholly owned subsidiaries not to disclose transactions with group companies under the provisions of Financial Reporting Standard 8.

Broadgate Estates Limited act as an agent to the company and collect cash on the company's behalf. Broadgate Estates Limited is a wholly owned subsidiary of The British Land Company PLC which has a 50% interest in Bluebutton Properties Limited, the ultimate holding company.

**15. Subsequent events**

There have been no significant events since the year end.

**16. Immediate parent and ultimate holding company**

The immediate parent company is Broadgate Property Holdings Limited.

The ultimate holding company is Bluebutton Properties Limited (Jersey Registered), a joint venture between The British Land Company PLC and Euro Clover Private Limited. During the year to 31 March 2014, Euro Clover Private Limited, a company ultimately controlled by GIC, Singapore's sovereign wealth fund, acquired the 50% interest in Bluebutton Properties Limited previously owned by BRE/Brick Limited, a company ultimately controlled by Blackstone Real Estate Partners Europe II and Blackstone Real Estate Partners VI.

Bluebutton Properties UK Limited is the smallest and largest group for which group accounts are available and which include the company. The accounts of Bluebutton Properties UK Limited can be obtained from The British Land Company PLC, York House, 45 Seymour Street, London W1H 7LX.