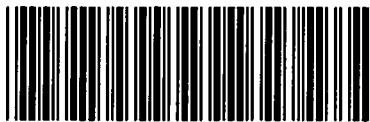


Registration number: 09320541

PC Lease Nominee Ltd

Unaudited Financial Statements
for the Year Ended 31 March 2023

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PC Lease Nominee Ltd

(Registration number: 09320541)

Balance Sheet as at 31 March 2023

	Note	31 March 2023 £	31 March 2022 £
Current assets			
Debtors	3	100	100
Net current assets		100	100
Net assets		100	100
Capital and reserves			
Share capital	4	100	100
Total shareholders' funds		100	100


For the financial year ending 31 March 2023 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 18.07.2023 and signed on its behalf by:

DocuSigned by:

 81068A4C6C97489
 Jonathan McNuff

Director

The notes on pages 2 to 3 form an integral part of these financial statements.

PC Lease Nominee Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2023

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 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.

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.

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.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

PC Lease Nominee Ltd**Notes to the Unaudited Financial Statements for the Year Ended 31 March 2023
(continued)****3 Debtors**

	31 March 2023 £	31 March 2022 £
Amounts due from related parties	100	100
	<u>100</u>	<u>100</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.

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

	No.	31 March 2023 £	No.	31 March 2022 £
Ordinary shares of £1 each	100	100	100	100
	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

5 Parent and ultimate parent undertaking

The immediate parent undertaking is Paddington Central I (GP) Limited.

The ultimate parent undertaking is Paddington Property Investment GP Limited in its capacity as general partner of the Paddington Property Investment Limited Partnership.

Paddington Property Investment Limited Partnership is a joint venture between BL Chess Limited, which is a wholly owned subsidiary of the British Land Company PLC, and Euro Emerald Private Limited, a wholly owned subsidiary of GIC, Singapore's sovereign wealth fund.

Paddington Property Investment Limited Partnership is the smallest and largest group for which group accounts are available and which include the company. These accounts can be obtained upon request from British Land, York House, 45 Seymour Street, London, W1H 7LX.