

Registered number 07801708

LS NOVA LP2 LIMITED

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**



LS NOVA LP2 LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2025

The directors of LS Nova LP2 Limited (the 'Company') present their report and the unaudited financial statements for the year ended 31 March 2025

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 101 'Reduced Disclosure Framework'. 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 accounting 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 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, review of the business and future developments

The Company has continued its business of No description of principal activity in the United Kingdom. No changes in the Company's principal activity are anticipated in the foreseeable future.

Going concern

The directors have determined that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Land Securities Group PLC (together with its subsidiaries referred to as the 'Group'). The directors' going concern assessment covers the period to 31 December 2026 and confirmation has been received that Land Securities Group PLC will support the Company until this date, so long as the Company remains a subsidiary of Land Securities Group PLC. If the Company is sold within the period to 31 December 2026, confirmation has been received that Land Securities Group PLC would ensure the Company remains in a position to continue as a going concern at the point of sale. The Company's ability to meet its future liabilities is therefore dependent on the financial performance, position and liquidity of the Group as a whole. At the Group level, considerations included potential risks and uncertainties in the business, credit, market, property valuation and liquidity risks, including the availability and repayment profile of bank facilities, as well as forecast covenant compliance. Stress testing has been carried out to ensure the Group has sufficient cash resources to continue in operation for the period to 31 December 2026. This stress testing modelled a scenario with materially reduced levels of cash receipts over the next 12 months. Based on these considerations, together with available market information and the directors' knowledge and experience of the Company, the directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2025.

Results for the year and dividend

The results are set out in the Statement of Comprehensive Income on page 3.

The directors do not recommend the payment of a dividend for the year ended 31 March 2025 (2024: £Nil).

Directors

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

Land Securities Management Services Limited
LS Director Limited
L McCaveny

Indemnity

The Company has made qualifying third party indemnity provisions for the benefit of the respective directors which were in place throughout the year and which remain in place at the date of this report.

Small companies exemption

The Directors' Report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Strategic report

The Company has taken advantage of the exemption under section 414B of the Companies Act 2006 not to prepare a Strategic Report.

LS NOVA LP2 LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025**

Registered Office
100 Victoria Street
London
SW1E 5JL

This report was approved by the Board and signed on its behalf

DocuSigned by

Maria Smout

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M Smout, for and on behalf of LS Company Secretaries Limited
Company Secretary

Date 5 December 2025

Registered and domiciled in England and Wales
Registered number 07801708

LS NOVA LP2 LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £000	2024 £000
Reversal of impairment/(impairment) of investment in joint venture	7	10,060	(1,861)
Operating profit/(loss)		10,060	(1,861)
Interest income	5	3,819	3,998
Interest expense	5	(2,445)	(2,576)
Profit/(loss) before tax		11,434	(439)
Taxation	6	(15)	(19)
Profit/(loss) and total comprehensive income for the financial year		11,419	(458)

There were no recognised gains and losses for 2025 or 2024 other than those included in the Statement of Comprehensive Income

All amounts are derived from continuing activities

LS NOVA LP2 LIMITED
REGISTERED NUMBER 07801708

BALANCE SHEET
AS AT 31 MARCH 2025

	Notes	2025 £000	(Restated) 2024 £000
Non-current assets			
Investment in joint ventures	7	127,438	117,378
Amounts due from related parties	8	73,188	79,900
		<u>200,626</u>	<u>197,278</u>
Current assets			
Amounts due from related parties	8	1,728	1,728
		<u>1,728</u>	<u>1 728</u>
Current liabilities			
Amounts owed to Group undertakings	9	(96,808)	(104,879)
		<u>(96,808)</u>	<u>(104,879)</u>
Net assets		<u>105,546</u>	<u>94 127</u>
Capital and reserves			
Share capital	10	100,000	100,000
Retained earnings/(loss)		5,546	(5 873)
Total equity		<u>105,546</u>	<u>94,127</u>

The Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies

The members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of the financial statements

The financial statements on pages 3 to 11 were approved by the Board of Directors and were signed on its behalf by

Signed by


N Taunt, for and on behalf of LS Director Limited

Date 5 December 2025

LS NOVA LP2 LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2025**

	Share capital	Retained	Total equity
	£000	earnings/(loss)	£000
		£000	
At 1 April 2023 as restated (see note 12)	100,000	(5,415)	94,585
Total comprehensive loss for the financial year as restated (see note 12)	-	(458)	(458)
At 31 March 2024 as restated (see note 12)	100,000	(5,873)	94,127
Total comprehensive income for the financial year	-	11,419	11,419
At 31 March 2025	100,000	5,546	105,546

LS NOVA LP2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

1.1 Basis of preparation

The financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' ('FRS 101') and the Companies Act 2006. The financial statements are prepared under the historical cost convention.

LS Nova LP2 Limited (the Company) is a private company limited by shares and is incorporated, domiciled and registered in England and Wales (Registered number 07801708). The nature of the Company's operations is set out in the Directors' Report on page 1. The results of the Company are included in the consolidated financial statements of Land Securities Group PLC which are available from the Company's registered office at 100 Victoria Street, London, SW1E 5JL.

The accounting policies which follow set out those policies which apply in preparing the financial statements for the year ended 31 March 2025. The financial statements are prepared in Pounds Sterling (£) and are rounded to the nearest thousand pounds (£000) unless otherwise stated.

1.2 Financial reporting standard 101 - reduced disclosure exemptions

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments Disclosures
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of
 - paragraph 79(a)(iv) of IAS 1,
 - paragraph 73(e) of IAS 16 Property, Plant and Equipment,
 - paragraph 118(e) of IAS 38 Intangible Assets, and
 - paragraphs 76 and 79(d) of IAS 40 Investment Property
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member
- the requirements of paragraphs 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets

The equivalent disclosures relating to IFRS 7, IFRS 13 and IAS 36 are included in the consolidated financial statements of Land Securities Group PLC, in which the entity is consolidated.

1.3 Investment in joint ventures

Investments in joint ventures are carried at cost, less any repayment of joint venture capital and provision for impairment in value (see 1.6).

1.4 Going concern

The directors have determined that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Land Securities Group PLC (together with its subsidiaries referred to as the 'Group'). The directors' going concern assessment covers the period to 31 December 2026 and confirmation has been received that Land Securities Group PLC will support the Company until this date, so long as the Company remains a subsidiary of Land Securities Group PLC. If the Company is sold within the period to 31 December 2026, confirmation has been received that Land Securities Group PLC would ensure the Company remains in a position to continue as a going concern at the point of sale. The Company's ability to meet its future liabilities is therefore dependent on the financial performance, position and liquidity of the Group as a whole. At the Group level, considerations included potential risks and uncertainties in the business, credit market property valuation and liquidity risks, including the availability and repayment profile of bank facilities, as well as forecast covenant compliance. Stress testing has been carried out to ensure the Group has sufficient cash resources to continue in operation for the period to 31 December 2026. This stress testing modelled a scenario with materially reduced levels of cash receipts over the next 12 months. Based on these considerations, together with available market information and the directors' knowledge and experience of the Company, the directors continue to adopt the going concern basis in preparing the financial statements for the year ended 31 March 2025.

1.5 Expenses

Expenditure is expensed as incurred.

LS NOVA LP2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies (continued)

1.6 Impairment

The carrying amounts of the Company's non-financial assets, other than investment properties, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated (see below). An impairment loss is recognised in the Statement of Comprehensive Income whenever the carrying amount of an asset exceeds its recoverable amount.

The recoverable amount of an asset is the greater of its fair value less costs to sell and its value in use. The value in use is determined as the net present value of the future cash flows expected to be derived from the asset, discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount after the reversal does not exceed the amount that would have been determined, net of applicable depreciation, if no impairment loss had been recognised.

1.7 Income taxation

Income tax on the profit or loss for the year comprises current and deferred tax. Current tax is the tax payable on the taxable income for the year and any adjustment in respect of previous years. Deferred tax is provided in full using the Balance Sheet liability method on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the reporting date and are expected to apply when the asset is realised or the liability is settled.

No provision is made for temporary differences (i) arising on the initial recognition of assets or liabilities, other than on a business combination, that affect neither accounting nor taxable profit and (ii) relating to investments in subsidiaries to the extent that they will not reverse in the foreseeable future.

1.8 Intercompany loans

Amounts owed to Group undertakings

Amounts owed to Group undertakings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts owed to Group undertakings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in the Statement of Comprehensive Income over the period of the loan, using the effective interest method.

Amounts due from related parties

Amounts due from related parties are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, amounts due from related parties are stated at amortised cost and, where relevant, adjusted for the time value of money. The Company assesses on a forward-looking basis, the expected credit losses associated with its amounts due from related parties. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the amounts due. If collection is expected in more than one year, the balance is presented within non-current assets.

In determining the expected credit losses, the Company takes into account any future expectations of likely default events based on the level of capitalisation of the counterparty.

1.9 Trade and other payables

Trade and other payables with no stated interest rate and payable within one year are recorded at transaction price. Trade and other payables after one year are discounted based on the amortised cost method using the effective interest rate.

LS NOVA LP2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies (continued)

1 10 Share capital

Ordinary shares are classified as equity

2 Changes in accounting policies and standards

The accounting policies used in these financial statements are consistent with those applied in the last annual financial statements, as amended where relevant to reflect the adoption of new standards, amendments and interpretations which became effective in the year. There have been no new accounting standards, amendments or interpretations during the year that have a material impact on the financial statements of the Company.

Amendments to accounting standards

A number of new standards, amendments to standards and interpretations have been issued but are not yet effective for the Company, none of which are expected to have a material impact on the financial statements of the Company.

3 Significant accounting judgements and estimates

The Company's significant accounting policies are stated in note 1 above. Not all of these significant accounting policies require management to make difficult, subjective or complex judgements or estimates. The following is intended to provide an understanding of the policies that management consider critical because of the level of complexity, judgement or estimation involved in their application and their impact on the financial statements. These estimates involve assumptions or judgements in respect of future events. Actual results may differ from these estimates.

Estimates

(a) Amounts due from related parties

The Company is required to estimate the impairment of amounts due from related parties. It does this by assessing on a forward-looking basis, the expected credit losses associated with its amounts due from related parties. A provision for impairment is made for the lifetime expected credit losses on initial recognition of the amounts due. In determining the expected credit losses, the Company takes into account any future expectations of likely default events based on the level of capitalisation of the counterparty.

(b) Impairment of investments in joint ventures

The Company is required to judge when there is sufficient objective evidence to require impairment of investments in joint ventures. It does this by assessing the net asset value of each joint venture as at year end. A provision for impairment is made if the net asset value of the joint venture is lower than the carrying amount of the investment recorded by the Company.

4 Management and administrative expenses

(a) Management services

The Company had no employees during the year (2024: None). Management services were provided to the Company throughout the year by Land Securities Properties Limited, a fellow subsidiary undertaking, charges for which amount to £Nil (2024: £Nil).

(b) Directors' remuneration

The Group's directors' emoluments are borne by Land Securities Properties Limited. The directors of the Company, who are key management personnel of the Company, received no emoluments from Land Securities Properties Limited for their services to the Company (2024: £Nil).

LS NOVA LP2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

5 Net interest income

	2025 £000	2024 £000
Interest expense		
Interest on amounts owed to Group undertakings	(2,445)	(2,576)
	<u>(2,445)</u>	<u>(2,576)</u>
Interest income		
Interest on amounts due from related parties	3,819	3,998
	<u>3,819</u>	<u>3,998</u>

6 Income tax

	2025 £000	(Restated) 2024 £000
Amounts payable in respect of group relief	15	19
Total income tax charge in the Statement of Comprehensive Income	<u>15</u>	<u>19</u>

Factors affecting tax charge for the year

The tax for the year is lower than (2024 - higher than) the standard rate of corporation tax in the UK of 25% (2024 25%) as set out below

	2025 £000	(Restated) 2024 £000
Profit/(loss) before tax	11,434	(439)
Profit/(loss) before tax multiplied by UK corporation tax rate	2,859	(110)
Effects of		
Exempt profits in the year	(455)	(336)
Expenses not deductible for tax purposes	-	465
Non-taxable income	(3,470)	-
Share of taxable result from Joint Venture	1,081	-
Total tax charge in the Statement of Comprehensive Income (as above)	<u>15</u>	<u>19</u>

Land Securities Group PLC is a Real Estate Investment Trust (REIT). As a result, Land Securities Group Companies do 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.

LS NOVA LP2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

7 Investment in joint ventures

	2025 £000	2024 £000
At 1 April	117,378	119,239
Impairment	-	(1,861)
Reversal of impairment	10,060	-
At 31 March	127,438	117,378

The Company owns 24.9975% of Nova Limited Partnership which is a joint venture and draws up accounts to 31 March. Nova Limited Partnership is a joint venture between LS Nova LP1 Limited, LS Nova LP2 Limited, Victoria Circle Trustee 1 Limited and Victoria Circle Trustee 2 Limited. The joint venture operates its business of property development and investment in the United Kingdom.

The Company owns 24.9975% of Nova Residential Limited Partnership which is a joint venture and draws up accounts to 31 March. Nova Residential Limited Partnership is a joint venture between LS Nova LP1 Limited, LS Nova LP2 Limited, Victoria Circle Trustee 1 Limited and Victoria Circle Trustee 2 Limited. The joint venture operates its business of property investment and development in the United Kingdom.

The directors believe that the carrying value of the investments are supported by the fair value of the net assets of the joint ventures.

8 Amounts due from related parties

	2025 £000	(Restated) 2024 £000
Amounts due from Nova Limited Partnership	1,728	1,728
Total current amounts due from related parties	1,728	1,728
Accrued interest on partners' advances	19,291	26,003
Partners' advances due from Nova Limited Partnership	53,897	53,897
Total non-current amounts due from related parties	73,188	79,900

These amounts represent interest charged on partners' advances at an average of 5.0% per annum (2024: 5.0%). The interest is repayable at the same time the partners' advances are due.

9 Amounts owed to Group undertakings

	2025 £000	(Restated) 2024 £000
Amounts owed to Group undertakings - fellow subsidiary	96,808	104,879
Total amounts owed to Group undertakings	96,808	104,879

The unsecured amounts owed to Group undertakings are repayable on demand with no fixed repayment date. Interest is charged at 4.9% (2024: 4.9%) per annum.

LS NOVA LP2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

10 Share capital

	Authorised and issued		Allotted and fully paid	
	2025 Number	2024 Number	2025 £'000	2024 £'000
Ordinary shares of £1 00 each	100,000,000	100,000,000	100,000	100,000
	<u>100,000,000</u>	<u>100,000,000</u>	<u>100,000</u>	<u>100,000</u>

11 Parent company

The immediate parent company is LC25 Limited

The ultimate parent company and controlling party at 31 March 2025 was Land Securities Group PLC, which is registered in England and Wales

Consolidated financial statements for the year ended 31 March 2025 for Land Securities Group PLC can be obtained from the Company Secretary at the registered office of the ultimate parent company, 100 Victoria Street, London, SW1E 5JL, and from the Group website at www.landsec.com. This is the largest and smallest Group to include these financial statements in its consolidated financial statements

12 Impact of prior year restatement

The results for 31 March 2024 have been restated for the following adjustments

Firstly, to split Partners loan from netting within current liabilities to non-current and current assets. This has resulted in the following adjustments

- An increase in the non-current amounts due from related parties of £53,897,000, and
 - An increase in the current amounts due from related parties of £1,728,000, and
 - An increase in the amounts owed to Group undertakings of £55,625,000
- This had no impact on the net asset position at 31 March 2024

Secondly, for an incorrect treatment of interest receivable for tax purposes which has resulted in additional tax charge being recognised from 31 March 2022- 31 March 2024 year ends of £2,091,000. This has resulted in the following adjustments

- A decrease in amounts owed to group in respect of group relief of £1,097,000, and
- A decrease in the tax liability of £991,000, and
- A decrease in the tax charge for the year of £981,000, and
- An increase in the brought forward retained earnings of £1,100,000 being the amount relating to 31 March 2022 and 31 March 2023 year ends