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***LB UK RE Holdings  
Limited –  
In Administration***

Joint Administrators' progress  
report for the period 15 March  
2020 to 14 September 2020

5 October 2020

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# **Section 1 Joint Administrators' progress report**

## **Introduction**

This is the twenty-fourth progress report by the joint administrators ("Joint Administrators" or "Administrators") of LB UK RE Holdings Limited (In Administration) ("LB UK RE" or the "Company").

If any creditor requires copies of the previous reports these are available on the Administrators' website <http://www.pwc.co.uk/business-recovery/administrations/lehman/lb-uk-re-holdings-limited-in-administration.jhtml>. Alternatively, please contact Stephen Ingle at PricewaterhouseCoopers LLP, 7 More London Riverside, London SE1 2RT.

This report provides details of the progress of the administration in the six months to 14 September 2020 (the "Period").

## **Residual asset distributions**

As previously reported, the terms pursuant to which ownership of LB UK RE's remaining assets should be transferred to Lehman Brothers Holdings Inc. ("LBHI") or creditors controlled by LBHI (being the only remaining creditors of the Company), were agreed by way of a residual assets transfer agreement ("RATA"). In the period covered by the twenty-second progress report, the remaining claims held by creditors controlled by LBHI were assigned to LBHI, leaving LBHI as the sole creditor of LB UK RE.

During the Period the Administrators and LBHI have continued to work closely to determine the most appropriate transfer/ closure/realisation strategy for each of the remaining assets. In the meantime, LB UK RE remains in administration.

## **Extending the administration**

As previously reported, pursuant to an Order of the High Court dated 26 November 2019, the Court extended the Administrators' terms of office by one year to 30 November 2020. There remain, however, a small number of outstanding issues to be resolved before the administration can be concluded, the timing of some matters being outside the Administrators' control. It is therefore the Administrators' view that the work to finalise the position in respect of the Company's remaining

assets, and deal with the legal and other operational matters required to bring closure of the administration and dissolution of the Company will run beyond 30 November 2020. As a result, the Administrators intend to apply to Court to extend the administration for a further year to 30 November 2021. The Administrators have communicated to LBHI, the sole creditor of LB UK RE, that they intend to make this application, and they are supportive.

## **Assets**

### **Introduction**

LB UK RE was principally involved in the management of investments in portfolios of sub-performing, non-performing and performing loans ("SNPLs") and in real estate. It also held other investments and shareholdings in companies and hedge funds ("Principal investments"), as well as various intercompany claims against other insolvent Lehman affiliates.

Please see previous progress reports for more detail in respect of the assets themselves, and the various asset collection strategies adopted by the Administrators.

### **Key progress in the Period**

#### **Loan portfolios**

The Administrators have secured collections from the SNPL portfolios during the administration of £374.3m.

German portfolio – the Administrators have:

- In conjunction with key stakeholders, continued to progress the closure of elements of the securitisation structure for which LB UK RE has contractual or ownership responsibilities, including:
  - Working with stakeholders and parties to the securitisation structure to progress the remaining steps required to effect LB UK RE's release from the indemnity granted to one of the parties to the securitisation structure.

#### **Real estate investments**

The Administrators have realised £96.1m to date

from real estate assets, as a result of:

- Selling investments or loans and enforcing the repayment of loans held by subsidiaries, which has resulted in realisations of £24.9m to date; and
- Selling individual properties within portfolios to the value of £268m to date to prepay senior lenders and release cash to assist in servicing the remaining assets in the portfolios.

In addition, the Administrators have:

- Liaised with LBHI to enable, in due course, the efficient transfer or other alternative resolution of:
  - Dyra S.a.r.l. shares and shareholder loan. The Administrators now consider this workstream to be closed as it is not expected to generate any realisations; and
  - tax receivable from Spanish authorities (ongoing).

Where appropriate, work included negotiating and drafting the transfer or assignment documents, providing any required powers of attorney, and attending to all notary meetings.

### ***Principal investments***

As previously reported, all work in respect of the Principal investments has now been completed. Total realisations were £428.9m.

### ***Inter-company claims***

As previously reported, all intercompany debts have either been realised or transferred to LBHI or the LBHI-controlled creditors. Total realisations were £47.6m.

### ***Future strategy***

As set out above, LB UK RE's remaining assets are in the course of being disposed of or transferred to LBHI. In the meantime, the Administrators will continue to:

### ***Loan portfolios***

- Develop and implement final closure strategies and plans, where appropriate.

### ***Real estate investments***

- Extract any further remaining value from the remaining real estate investments, where possible.

## ***Taxation issues***

Corporation tax clearance for LB UK RE was granted by HMRC on 5 October 2016 and all tax computations have been agreed up to 30 June 2016. There are no further tax returns to be submitted. Amounts of £6.1m and £5.9m have been recovered in respect of corporation tax repayments and group relief, respectively. The main work undertaken by the Administrators in the Period has been in respect of:

- Continued review of assets being transferred under the RATA to ensure that transfers are in line with expectations as at the date the tax clearance application was submitted;
- Writing to HMRC to provide an update on the progress of LB UK RE's administration; and
- Compliance with the Administrators' various regulatory obligations.

To date, Value Added Tax ("VAT") totalling £7.5m has been repaid to LB UK RE.

As previously reported, LB UK RE was de-registered for VAT with effect from 1 September 2016. All VAT due to LB UK RE for the period during which it was a member of the Lehman UK VAT group has been recovered by the representative member and paid to LB UK RE.

A portion of the input VAT on costs incurred by LB UK RE after it ceased to be a member of the VAT group can be recovered post de-registration. Claims submitted by LB UK RE, once agreed, are paid directly by HMRC.

To date, five post de-registration claims for VAT have been submitted, relating to input tax incurred up to 30 November 2019. A sixth de-registration claim for input VAT incurred after 30 November 2019 will be prepared and submitted after the Period.

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## ***Future reports***

The Administrators will next report to creditors in approximately six months.



D Y Schwarzmann

Joint Administrator

LB UK RE Holdings Limited

*DY Schwarzmann, EJ Macnamara, GE Bruce and R Downs have been appointed as Joint Administrators of LB UK RE Holdings Limited. The Joint Administrators were appointed to manage the Company's affairs, business and property as agents without personal liability.*

*DY Schwarzmann, EJ Macnamara, GE Bruce and R Downs are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales.*

*The Joint Administrators may act as controllers of personal data as defined by UK data protection law depending upon the specific processing activities undertaken. PricewaterhouseCoopers LLP may act as a processor on the instructions of the Joint Administrators. Personal data will be kept secure and processed only for matters relating to the Joint Administrators' appointment. Further details are available in the privacy statement on the PwC.co.uk website or by contacting the Joint Administrators.*

*The Joint Administrators are bound by the Insolvency Code of Ethics which can be found at:  
<https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>.*

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## Section 2 Statutory and other information

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<i>Court details for the administration:</i>	High Court of Justice, Chancery Division, Companies Court - case 7944 of 2008.
<i>Full name:</i>	LB UK RE Holdings Limited.
<i>Trading name:</i>	LB UK RE Holdings Limited.
<i>Registered number:</i>	05347966.
<i>Registered address:</i>	7 More London Riverside, London SE1 2RT, United Kingdom.
<i>Date of the administration appointment:</i>	15 September 2008.
<i>Administrators' names and addresses:</i>	DY Schwarzmann, EJ Macnamara, GE Bruce and R Downs of PricewaterhouseCoopers LLP, 7 More London Riverside, London SE1 2RT.
<i>Appointer's name and address:</i>	High Court of Justice, Chancery Division, Companies Court on the application of LB UK RE's directors.
<i>Objective being pursued by the Administrators:</i>	Achieving a better result for LB UK RE's creditors as a whole than would be likely if LB UK RE were wound up (without first being in administration).
<i>Division of the Administrators' responsibilities:</i>	In relation to Paragraph 100(2) Schedule B1 of the Insolvency Act 1986, during the period for which the administration is in force, any act required or authorised under any enactment to be done by any or all of the Joint Administrators may be done by any one or more of the persons for the time being holding that office.
<i>Details of any extensions of the initial period of appointment:</i>	The court has granted an extension of the administration to 30 November 2020.
<i>Proposed end of the administration:</i>	The Administrators currently envisage that, following the disposal or transfer of the residual assets to LBHI, a notice will be submitted to the Registrar of Companies pursuant to Paragraph 84 of Schedule B1 to the Insolvency Act 1986 to move LB UK RE from administration to dissolution. However, the Administrators reserve their rights in relation to other options available to them.
<i>Dividend for unsecured creditors:</i>	Non LBHI-controlled creditors have received 63 pence in the pound in total from LB UK RE. LBHI-controlled creditors should ultimately receive dividends of approximately 60.6%, consisting of both cash and the remaining assets of LB UK RE by way of a distribution in specie.
<i>Estimated values of LB UK RE's net property and the prescribed part:</i>	In the absence of qualifying floating charges, The Insolvency Act 1986 (Prescribed Part) Order 2003 does not apply to these proceedings.
<i>Whether and why the Administrators intend to apply to court under Section 176A(5) IA86:</i>	Not applicable.
<i>The European Regulation on Insolvency Proceedings (Council Regulation(EC) No. 1346/2000 of 29 May 2000):</i>	The European Regulation on Insolvency Proceedings applies to this administration and the proceedings are the main proceedings.

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## Section 3 Joint Administrators' remuneration

The approval of the Administrators' remuneration for the period 1 January 2020 to 30 June 2020, totalling £193k plus VAT, was carried out by way of a written resolution of creditors as a whole pursuant to Section 15.16 of the Insolvency (England and Wales) Rules 2016 ("IR16"), dated shortly after the Period on 16 September 2020.

During the Period, the Administrators have drawn remuneration of £111k plus VAT, representing 75% of their time costs on account from 1 February 2020 to 30 June 2020.

Time cost analyses are submitted to the remaining creditor along with such further information that the remaining creditor requires the Administrators to provide, taking into account the requirements of Statement of Insolvency Practice No.9 governing the disclosure of insolvency office holders' time costs and expenses.

The Administrators have drawn remuneration of £52.7m plus VAT in total since the commencement of the administration.

### Additional analysis of Administrators' remuneration

The table below provides an analysis of the total hours and cost by grade in respect of the period 1 January 2020 to 30 June 2020. Administrators' time costs incurred during the Period totalled £0.1m.

Grade	Hours	Costs (£)
Partner	3	3,003
Director	13	10,899
Senior manager	8	8,515
Manager	247	130,740
Senior associate	84	35,868
Associate	20	4,295
<b>Total</b>	<b>376</b>	<b>193,318</b>

The following table provides a further analysis of the total hours and costs incurred by activity:

Activity	Hours	Costs (£)
Working assets/realisations	42	23,668
Strategy, administration, planning and compliance	159	80,933
Tax and VAT	27	20,658
Creditor reporting, asset transfer management, reserving and closure	74	38,937
Accounting & treasury	75	29,122
<b>Total</b>	<b>376</b>	<b>193,318</b>

### Creditor's rights

The creditor has the right to ask for more information within 21 days of receiving this report as set out in Rule 18.9 IR16. Any request must be in writing. The creditor can also challenge fees and expenses within eight weeks of receiving this report as set out in Rule 18.34 IR16. This information can also be found in the guide to fees at: <https://www.icaew.com/-/media/corporate/files/technical/insolvency/creditors-guides/2017/administration-creditor-fee-guide-6-april-2017.ashx?la=en>

A copy may be obtained by the creditor free of charge by contacting Stephen Ingle at PricewaterhouseCoopers LLP, 7 More London Riverside, London SE1 2RT.

### Receipts and payments account

An account of the receipts and payments in the administration for the six months to 14 September 2020, and the cumulative total since

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commencement of the administration, is set out in Section 4 of this report.

Payments in the Period include:

- £111k plus VAT in respect of Administrators' remuneration; and
- £35k plus VAT in respect of legal fees.

Cash held as at 14 September 2020 totals £2.0m (GBP equivalent).



## Section 4 Receipts and payments

	As at 14 September 2020			As at	Movements	As at	As at
	GBP (£)	US (\$)	EUR (€)	14 September 2020	from 15 March 2020 to	14 March 2020	14 March 2020
	mil	mil	mil	TOTAL GBP equivalent	14 September 2020	(GBP equivalent)	(GBP equivalent)
					(GBP equivalent)	exchange rate	(GBP equivalent)
<b>RECEIPTS</b>							
SNPL recoveries	1.7	63.1	351.2	374.3	-	374.3	365.9
Real estate recoveries	17.9	2.2	83.1	96.1	-	96.1	93.8
Principal investments	69.3	236.9	190.7	428.9	-	428.9	430.4
Other recoveries	0.9	-	-	0.9	-	0.9	0.9
Distributions received	43.4	5.4	-	47.6	-	47.6	47.7
Internal currency transfer	646.5	2.8	1.9	650.4	-	650.4	650.5
Corporation Tax repayments	12.0	-	-	12.0	-	12.0	12.0
VAT repayments	7.5	-	-	7.5	-	7.5	7.5
Interest	1.0	0.9	2.8	4.3	-	4.3	4.3
<b>Receipts Grand Totals</b>	<b>800.2</b>	<b>311.3</b>	<b>629.7</b>	<b>1,622.1</b>	<b>-</b>	<b>1,622.1</b>	<b>1,613.0</b>
<b>PAYMENTS</b>							
Building and occupancy costs	5.3	-	0.1	5.4	-	5.4	5.4
Payroll and employee costs	18.2	-	4.5	22.3	-	22.3	22.2
Legal fees	19.7	0.1	1.1	20.8	0.1	20.7	20.7
Insurance premiums	2.2	-	0.2	2.4	-	2.4	2.4
Principal investments	-	0.3	-	0.2	-	0.2	0.2
Acquisition of Portuguese loan portfolio	-	-	7.3	6.7	-	6.7	6.5
Office holders' remuneration	63.0	-	-	63.0	0.1	62.9	62.9
Office holders' disbursements	0.3	-	-	0.3	-	0.3	0.3
Other professional fees	5.2	-	2.2	7.2	-	7.2	7.2
Distribution to unsecured creditors	649.6	-	-	649.6	-	649.6	649.6
Legal Settlement	-	0.1	0.2	0.3	-	0.3	0.3
Real Estate valuation costs	0.2	-	-	0.2	-	0.2	0.2
Firstcity credit facility	-	-	4.0	3.7	-	3.7	3.6
Portuguese tax liability	-	-	1.7	1.6	-	1.6	1.5
Bonus payments in relation to Portuguese assets	-	-	5.7	5.3	-	5.3	5.1
Internal currency transfer	3.3	305.3	566.1	762.0	-	762.0	754.5
LBHI- pursuant to the RATA	19.3	5.4	35.8	56.5	-	56.5	55.7
Transfer to CVA	12.5	-	-	12.5	-	12.5	12.5
<b>Payments Grand Totals</b>	<b>798.9</b>	<b>311.2</b>	<b>628.9</b>	<b>1,620.1</b>	<b>0.2</b>	<b>1,619.9</b>	<b>1,610.8</b>
<b>NET POSITION</b>	<b>1.3</b>	<b>0.0</b>	<b>0.8</b>	<b>2.0</b>	<b>(0.2)</b>	<b>2.2</b>	<b>2.1</b>
<b>CASH BALANCES</b>							
HSBC/ Barclays	1.3	0.0	0.8	2.0	-	-	-
Citibank	-	-	-	-	-	-	-
Money markets	-	-	-	-	-	-	-
<b>Total Cash</b>	<b>1.3</b>	<b>-</b>	<b>0.8</b>	<b>2.0</b>	<b>-</b>	<b>-</b>	<b>-</b>

Exchange rate as at 14 March 2020

US\$ 1 : GBP	0.8061
EURO €1 : GBP	0.8923

Exchange rate as at 14 September 2020

US\$ 1 : GBP	0.7762
EURO €1 : GBP	0.9215

Amounts include VAT where applicable

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