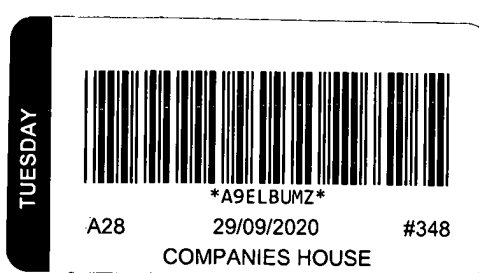


SAVILLS KSA LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2019

Company Number 02026407



SAVILLS KSA LIMITED

COMPANY INFORMATION

DIRECTORS

P. A. Ingleby
C. M. Lee
S. Morgan
D. O'Donnell
C. A. Watson

AUDITORS

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
1 Embankment Place
London
WC2N 6RH

REGISTERED OFFICE

33 Margaret Street
London
W1G 0JD

SAVILLS KSA LIMITED

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

CONTENTS	PAGES
Directors' Report	1 - 2
Independent Auditors' Report	3 - 4
Statement of Comprehensive Income	5
Balance Sheet	6
Statement of Changes in Equity	7
Notes to the Financial Statements	8 - 10

SAVILLS KSA LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2019

The directors submit their report on the affairs of the company together with the audited financial statements for the year ended 31 December 2019.

This directors' report has been prepared taking advantage of the special exemptions applicable to small companies conferred by section 415A of the Companies Act 2006 on the grounds that the company qualifies as a small company.

In the prior year the company changed its accounting reference date to 31 December so as to be co-terminus with that of its new ultimate parent company, Savills plc; accordingly, the comparatives are for the nine month period ended 31 December 2018.

PRINCIPAL ACTIVITIES

The principal activity of the company is a holding company for the Savills plc Group ("the Group"). The company holds an investment in a joint venture investment in the Kingdom of Saudi Arabia. The company is a wholly owned private company, limited by shares and incorporated and domiciled in the United Kingdom (England & Wales) with its registered office at 33 Margaret Street, London, W1G 0JD.

BUSINESS REVIEW

The results for the year are considered satisfactory by the directors.

RESULTS AND DIVIDENDS

The profit for the financial year was £2,852 (Period-ended 31 December 2018: nil). The net assets of the Company as at 31 December 2019 were £41,227 (2018: £38,375).

No dividends have been paid or recommended during the year (period ended 31 December 2018 - £nil).

DIRECTORS

The directors who served during the year and up to the date of these accounts were as follows:

P. A. Ingleby
C. M. Lee
S. Morgan
D. O'Donnell
C. A. Watson

GOING CONCERN

The directors believe that preparing the accounts on the going concern basis is appropriate due to the continued financial support of Savills (Overseas Holdings) Limited. The directors have received confirmation that Savills (Overseas Holdings) Limited intend to support the company for at least one year after these financial statements are signed.

Any assessment of the estimated financial impact of COVID-19 is inherently difficult currently given the uncertainties about the extent and duration of social distancing measures and the impact on the economy. From the perspective of the Company, the impact on liquidity is integrated with that of the Group and accordingly reference should be made to the assessment of the Group's longer term viability as discussed on page 31 of the Group's Annual Report and Accounts. The assessment of the Group's viability is monitored on an ongoing performance and incorporates stress tests to incorporate the impact of several macroeconomic risks, including COVID-19. The results confirm the Group has sufficient liquidity to support the company. As a result, the Directors consider the going concern basis of preparation to be appropriate.

SAVILLS KSA LIMITED

DIRECTORS' REPORT (continued) FOR THE YEAR ENDED 31 DECEMBER 2019

INDEMNIFICATION OF DIRECTORS

In accordance with the company's Articles of Association, and to the extent permitted by law, the Directors and the Group Legal Director and Company Secretary are granted a qualifying third party indemnity, in respect of any liabilities incurred as a result of their holding office. Such indemnities were in force during the year ended 31 December 2019 and up to the date of this Report. The group also maintains appropriate insurance cover in respect of legal action against its Directors and Officers.

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

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, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", 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 year. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; 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 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.

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.

Disclosure of information to auditors

In accordance with Section 418, each person who is a director at the date of this report confirms that:

- (a) so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- (b) 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 that they be re-appointed will be proposed at the next board meeting.

On behalf of the board



C. A. Watson
Director
19 June 20

Independent auditors' report to the members of Savills KSA Limited

Report on the audit of the financial statements

Opinion

In our opinion, Savills KSA Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Directors' Report and Financial Statements (the "Annual Report"), which comprise: Balance Sheet as at 31 December 2019; Statement of Comprehensive Income and the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

Independent auditors' report to the members of Savills KSA Limited (continued)

Reporting on other information (continued)

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 31 December 2019 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of Directors' Responsibilities in respect of the financial statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

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.

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

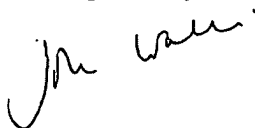
- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Independent auditors' report to the members of Savills KSA Limited (continued)

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.



John Waters (Senior Statutory Auditor)

for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
19 June 2020

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2019**

	Notes	Year ended 31 December 2019 £	9 months ended 31 December 2018 £
Administrative expenses credit		2,852	-
Profit before taxation	4	2,852	-
Income tax	6	-	-
Profit for the year/period		<u>2,852</u>	<u>-</u>

There was no other comprehensive income for the year ended 2019 (Period ended 2018: NIL)

All amounts relate to continuing operations.

BALANCE SHEET
AS AT 31 DECEMBER 2019

	Notes	31 December 2019 £	31 December 2018 £
NON-CURRENT ASSETS			
Investments in joint ventures	7	45,333	45,270
		<u>45,333</u>	<u>45,270</u>
CURRENT ASSETS			
Debtors	8	5	5
		<u>5</u>	<u>5</u>
CREDITORS: amounts falling due within one year	9	<u>(4,111)</u>	<u>(6,900)</u>
NET CURRENT LIABILITIES		<u>(4,106)</u>	<u>(6,895)</u>
TOTAL NET ASSETS		<u><u>41,227</u></u>	<u><u>38,375</u></u>
CAPITAL AND RESERVES			
Called up shared capital	10	2	2
Profit and loss account		<u>41,225</u>	<u>38,373</u>
TOTAL SHAREHOLDER'S FUNDS		<u><u>41,227</u></u>	<u><u>38,375</u></u>

The financial statements were approved and authorised for issue by the board of directors and were signed on its behalf by:



C. A. Watson
Director

Date: 19 June 2020

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2019**

	Share Capital £	Profit & Loss £	Total £
Balance 1 April 2018	2	38,373	38,375
Total Comprehensive Income	-	-	-
Balance 31 December 2018	<u>2</u>	<u>38,373</u>	<u>38,375</u>
Total Comprehensive Income	-	2,852	2,852
Balance 31 December 2019	<u>2</u>	<u>41,225</u>	<u>41,227</u>

SAVILLS KSA LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. GENERAL INFORMATION

Savills KSA Limited is a private company, limited by shares, registered in England and Wales. The address of its registered office is 33 Margaret Street, London, W1G 0JD.

2. BASIS OF PREPARATION

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102'), the requirements of the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships' 2006 and the Companies Act 2006. The financial statements have been prepared on the historical cost basis. The Company's presentational currency is GBP.

Going concern

The financial statements have been prepared under the going concern basis, which is dependent on the continuing financial and operational support of the intermediate parent entity, Savills (Overseas Holdings) Limited. Savills (Overseas Holdings) Limited has indicated its intention to continue to provide such support for a period of not less than twelve months from the date of signing the financial statements.

Any assessment of the estimated financial impact of COVID-19 is inherently difficult currently given the uncertainties about the extent and duration of social distancing measures and the impact on the economy. From the perspective of the Company, the impact on liquidity is integrated with that of the Group and accordingly reference should be made to the assessment of the Group's longer term viability as discussed on page 31 of the Group's Annual Report and Accounts. The assessment of the Group's viability is monitored on an ongoing performance and incorporates stress tests to incorporate the impact of several macroeconomic risks, including COVID-19. The results confirm the Group has sufficient liquidity to support the company. As a result, the Directors consider the going concern basis of preparation to be appropriate.

Disclosure Exemptions

The individual financial statements of Savills KSA Limited have also adopted the following disclosure exemptions:

- the requirement to present a statement of cash flows and related notes
- financial instrument disclosures, including:
 - categories of financial instruments,
 - items of income, expenses, gains or losses relating to financial instruments, and
 - exposure to and management of financial risks.

Significant judgements and estimates

There are no significant judgements or estimates made in preparing the financial statements.

3. PRINCIPAL ACCOUNTING POLICIES

Investments

Investment in subsidiaries are accounted for at cost less any accumulated impairment losses.

Taxation

Current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

4. PROFIT BEFORE TAXATION

The audit fee for the year will be borne by Savills (Overseas Holdings) Limited, the intermediate parent, on behalf of the company.

SAVILLS KSA LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 DECEMBER 2019

5. STAFF COSTS

(a) Staff numbers

The company had no employees during the year (financial period ended 31 December 2018: nil).

(b) Directors' emoluments

Directors of Savills KSA Limited were not remunerated for their services provided to the company in both the year ended 31 December 2019 and the 9 month period ended 31 December 2018. The services were of negligible value.

6. TAX ON PROFIT

	Year ended 31 December 2019 £	9 months ended 31 December 2018 £
U.K. corporation tax	-	-
Factors affecting the tax charge for the year/period		
Profit before taxation	2,852	-
Profit before taxation multiplied by the standard rate of corporation tax of 19% (2018 - 19%)	542	-
Effects of: Other adjustments	(542)	-
Total tax charge	-	-

7. INVESTMENTS IN JOINT VENTURES

	31 December 2019 £	31 December 2018 £
Unquoted investments at cost	45,333	45,270

The company holds more than 20% of the share capital in the following company

Company	Main activity	Country of Registration	Holding
Cluttons Saudi Arabia Company Limited	Chartered Surveying	Saudi Arabia	49%

8. DEBTORS

	31 December 2019 £	31 December 2018 £
Other debtors	5	5
	5	5

SAVILLS KSA LIMITED**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2019**

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31 December 2019 £	31 December 2018 £
Accruals	-	6,900
Amounts due to parent	3,892	-
Amounts due to related parties	219	-
	<u>4,111</u>	<u>6,900</u>

Amounts due to the parent company are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

10. CALLED UP SHARE CAPITAL	31 December 2019 £	31 December 2018 £
Allotted, issued and fully paid:		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>

11. RELATED PARTY TRANSACTIONS

The company has taken the exemption available under FRS 102, section 33, not to disclose transactions with fully owned subsidiary undertakings of the group headed by Savills plc.

12. ULTIMATE PARENT UNDERTAKING AND ULTIMATE CONTROLLING PARTY

The immediate parent undertaking is Savills Middle East Holdings Limited.

The ultimate parent undertaking and controlling party is Savills plc, which is the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of the Group's Annual Report and Accounts are available from the Company Secretary at 33 Margaret Street, London, W1G 0JD.