

SAVILLS KSA LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2021

Company Number 02026407

WEDNESDAY



A32 *ABDIVB2Y* #260
28/09/2022
COMPANIES HOUSE

SAVILLS KSA LIMITED

COMPANY INFORMATION

DIRECTORS

P. A. Ingleby
C. M. Lee
S. Morgan
D. O'Donnell
J. S. W. Sparrow
M. Peters (appointed 31 March 2021)
C. Watson (resigned 31 March 2021)

COMPANY SECRETARY

C. L. Cox

INDEPENDENT AUDITORS

Ernst & Young LLP
Chartered Accountants and Statutory Auditors,
1 More London Place
London
SE1 2AF

REGISTERED OFFICE

33 Margaret Street
London, UK
W1G 0JD

SAVILLS KSA LIMITED

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

CONTENTS	PAGE(S)
Directors' Report	1 - 3
Independent Auditors' Report	4 - 6
Statement of Comprehensive Income	7
Statement of Comprehensive Income	8
Balance Sheet	9
Statement of Changes in Equity	10
Notes to the Financial Statements	11 - 14

SAVILLS KSA LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The directors submit their report on the affairs of the company together with the audited financial statements for the year ended 31 December 2021.

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. A strategic report has not been prepared in accordance with the special exemptions applicable to small companies within section 414B of the Companies Act 2006.

PRINCIPAL ACTIVITIES

The principal activity of the company is a holding company for the Savills plc Group ("the Group"). The company held an investment in a joint venture investment in the Kingdom of Saudi Arabia. On 25 February 2021, related party Savills Middle East Holdings Ltd purchased the holding of 49% in Savills for Business Services SPC (previously Cluttons Saudi Arabia Ltd) from the Company. At the balance sheet date the Company holds no investments, but remains active such that it may act as a holding company for future acquisitions and initiatives. 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 loss for the financial year was £96 (2020: loss £1,334). The net assets of the Company as at 31 December 2021 were £39,797 (2020: £39,893). No dividends have been paid or recommended during the year (year ended 31 December 2020 - £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
J. S. W. Sparrow
M. Peters (appointed 31 March 2021)
C.A. Watson (resigned 31 March 2021)

GOING CONCERN

The directors believe that preparing the accounts on the going concern basis is appropriate due to the continued financial support of the ultimate parent company. The Directors of the Company have received confirmation from the Directors of the ultimate parent company that if needs be the ultimate parent company would financially support the Company to enable it to meet its liabilities as they fall due and carry on its business without curtailment of its operations at least for a period of 12 months from the date of these financial statements. A letter of support has been obtained from the group company.

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 2021 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.

SAVILLS KSA LIMITED

DIRECTORS' REPORT (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

APPOINTMENT OF INDEPENDENT AUDITORS

Ernst & Young LLP were appointed auditors of the company for the financial year ending 31 December 2021.

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 elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102"). 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;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in FRS 102 is insufficient to enable users to understand the impact of particular transactions, other events and conditions on the company's financial position and financial performance;
- 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 and group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group and enable them to ensure that the company and the group financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the group and parent company and group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Under applicable law and regulations, the directors are also responsible for preparing a directors' report that comply with that law and those regulations. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website.

SAVILLS KSA LIMITED

DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021

Disclosure of information to independent 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.

Post balance sheet events

There are no material post balance sheet events.

On behalf of the board



Michael Peters
Director
20 September 2022

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SAVILLS KSA LIMITED

Opinion

We have audited the financial statements of Savills KSA Limited (the 'company') for the year ended 31 December 2021 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 13, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the company's affairs as at 31 December 2021 and of its loss 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and the provisions available for small entities, in the circumstances set out in note 2 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. 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.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

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 course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which 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
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on pages 1-3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors 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.

Auditor's 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 auditor's 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.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company and determined that the most significant the UK Companies Act 2006 and UK tax legislation. In addition, we concluded that there are certain significant laws and regulations which may have an effect

on the determination of the amounts and disclosures in the financial statements such as data protection requirements applicable to the Company.

- We understood how the company is complying with those frameworks through enquiry with management, internal audit, those responsible for legal and compliance procedures and the Group's company secretary. We corroborated our enquiries through our review of board minutes, and internal audit reports.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by meeting with management to understand where it considered there was a susceptibility to fraud. We also considered performance targets impacting bonus arrangements, and the risk of management override of controls. We considered the programmes and controls that the Company has established to prevent, deter and detect fraud, and how senior management monitors those programmes and controls. These procedures were designed to provide reasonable assurance that the financial statements were free from fraud and error.
- Based on this understanding we designed our audit procedures to identify noncompliance with such laws and regulations. Our procedures involved:
 - Enquiry with management and internal audit, those charged with governance and legal counsel regarding their knowledge and any non-compliance or potential non-compliance with laws and regulations of fraud that could affect the financial statements;
 - Reading minutes of meetings of those charged with governance;
 - Journal entry testing, with a focus on manual journals and journals indicating large or unusual transactions close to year-end based on our understanding of the business.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

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.

Ernst & Young LLP

Sarah Kokot (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London, United Kingdom
21 September 2022

SAVILLS KSA LIMITED

REGISTERED NUMBER: 02026407

**INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Notes	Year ended 31 December 2021 £	Year ended 31 December 2020 £
Administrative expense		(119)	(53)
(Loss)/Profit before taxation	5	<u>(119)</u>	<u>(53)</u>
Income tax credit/ (expense)	7	23	(1,281)
(Loss)/Profit for the year		<u><u>(96)</u></u>	<u><u>(1,334)</u></u>

All amounts relate to continuing operations.

SAVILLS KSA LIMITED

REGISTERED NUMBER: 02026407

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Year ended 31 December 2020 £	Year ended 31 December 2020 £
(Loss) / Profit for the financial year	(96)	(1,334)
Other comprehensive (loss) / income		
Total items that may be reclassified to profit or loss	-	-
Other comprehensive income for the period, net of tax	-	-
Total comprehensive (loss) / income for the year	(96)	(1,334)

The notes on pages 11 to 14 form part of these financial statements

SAVILLS KSA LIMITED
REGISTERED NUMBER: 02026407
**BALANCE SHEET
AS AT 31 DECEMBER 2021**

	Notes	Year to 31 December 2021 £	Year to 31 December 2020 £
Fixed assets			
Investments	8	-	45,333
		-	45,333
Current assets			
Debtors	9	45,298	5
		45,298	5
Current liabilities			
Creditors: amounts falling due within one year	10	(5,501)	(5,445)
Net current assets/(liabilities)		39,797	(5,440)
Total assets less current liabilities		39,797	39,893
Net Assets		39,797	39,893
Capital and reserves			
Called up share capital	11	2	2
Profit and loss account		39,795	39,891
Total shareholders' funds		39,797	39,893

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

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



Michael Peters
Director
20 September 2022

The notes on pages 11 to 14 form part of these financial statements

SAVILLS KSA LIMITED

REGISTERED NUMBER: 02026407

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Share Capital £	Profit & Loss £	Total £
Balance 1 January 2020	2	41,225	41,227
(Loss)/ profit for the year	-	(1,334)	(1,334)
Total Comprehensive Income	-	(1,334)	(1,334)
Balance 31 December 2020	2	39,891	39,893
(Loss)/ profit for the year	-	(96)	(96)
Total Comprehensive Loss	-	(96)	(96)
Balance 31 December 2021	2	39,795	39,797

The notes on pages 11 to 14 form part of these financial statements

SAVILLS KSA LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

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') and the Companies Act 2006. The financial statements have been prepared on the historical cost basis. The Company's presentational currency is GBP.

The Company has taken advantage of the exemption from preparing consolidated financial statements under the terms of section 400 of the Companies Act 2006. Consequently, the financial statements present information about the Company as an individual undertaking only.

The results of the Company and its subsidiaries are included in the Savills plc Group's 2021 Annual Report and Accounts which are publicly available. Copies of the Savills plc Group's 2021 Annual Report and Accounts are available from the Company Secretary at 33 Margaret Street, London, W1G 0JD.

Going concern

The Directors of the Company have received confirmation from the Directors of the ultimate parent company that if needs be, the parent company would financially support the Company to enable it to meet its liabilities as they fall due for a period of 12 months from the date of approval of the balance sheet and carry on its business without curtailment of its operations. 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 under FRS 102:

- 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.
- disclosure of key Management Personnel compensation

3. PRINCIPAL ACCOUNTING POLICIES

Investments

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

Dividends

Dividend income is recognised when the right to receive payment is established.

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.

Trade creditors and amounts owed to group undertakings

Trade creditors and amounts owed to group undertakings are initially measured at fair value and subsequently measured at amortised cost, using the effective interest rate method.

SAVILLS KSA LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31 DECEMBER 2021

4. CRITICAL ACCOUNTING ESTIMATES AND MANAGEMENT JUDGEMENTS

Critical accounting estimates and assumptions

Estimates and judgements are continually evaluated and are based on historical experience, current market conditions and other factors including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates. Changes in accounting estimates may be necessary if there are changes in circumstances on which the estimate was based, or as a result of new information or more experience. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Investment carrying value

The Company tests investments for impairment on an annual basis by comparing the carrying value of these assets with the value-in-use calculations of the relevant cash-generating unit (CGU). Within this process, the Company makes a number of key assumptions including discount rates, terminal growth rates and forecast cash flows. The assumptions impact the recoverability of investment and the requirement for impairment charges in the income statement

5. (LOSS)/ PROFIT BEFORE TAXATION

The audit fee of £10,000 for the year will be borne by Savills (Overseas Holdings) Limited, the intermediate parent, on behalf of the company.

6. STAFF COSTS

(a) Staff numbers

The company had no employees during the year (year ended 31 December 2020: 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 2021 and year ended 31 December 2020. The services were of negligible value.

SAVILLS KSA LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021

7. INCOME TAX EXPENSE

	Year ended 31 December 2021 £	Year ended 31 December 2020 £
U.K. corporation tax	(23)	1,281
Factors affecting the tax charge for the year/period		
(Loss)/ Profit before taxation	(119)	(53)
(Loss)/ Profit before taxation multiplied by the standard rate of corporation tax of 19% (2020 - 19%)	(23)	(10)
Effects of:		
Other adjustments	-	10
Prior year adjustments	-	1,281
Total tax (credit)/ charge	(23)	1,281

8. INVESTMENTS IN JOINT VENTURES

	31 December 2021 £	31 December 2020 £
Unquoted investments at cost	-	45,333

During the year the company transferred its 49% ownership of Savills for Business Services SPC (previously Cluttons Saudi Arabia Company Limited) to related party Savills Middle East Holdings Limited.

9. DEBTORS

	31 December 2021 £	31 December 2020 £
Amounts due from related parties	45,270	-
Other debtors	28	5
	45,298	5

Amounts owed to group undertakings consist of intercompany loans. The loans are in place to meet funding requirements. The loans are unsecured, interest free, have no fixed date of repayment and are repayable on demand

SAVILLS KSA LIMITED**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021****10. CREDITORS**

	31 December 2021 £	31 December 2020 £
Amounts owed to group undertakings	5,501	5,445
	<u>5,501</u>	<u>5,445</u>

Amounts owed to group undertakings consist of intercompany loans. The loans are in place to meet funding requirements. The loans are unsecured, interest free, have no fixed date of repayment and are repayable on demand

11. CALLED UP SHARE CAPITAL

	31 December 2021 £	31 December 2020 £
Allotted, issued and fully paid:		
2 (2020: 2) Ordinary shares of £1 each	<u>2</u>	<u>2</u>

12. 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.

13. 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.