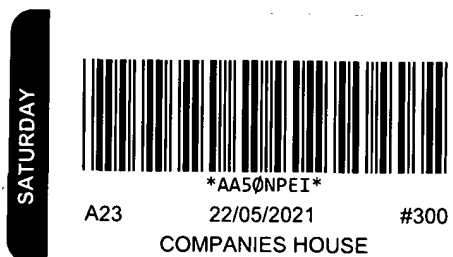


Frasers Management (UK) Limited

Annual report and financial statements

Registered number 02847139

30 September 2020



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Directors' report

The directors present the annual report together with the audited financial statements for the year ended 30 September 2020.

Principal activity

The principal activity of the company continues to be that of project, property and asset management.

Business review

The results for the year are shown in the attached profit and loss account.

Dividend

The directors do not recommend the payment of a dividend (2019: *£nil*).

Directors

The directors of the company who served during the year and to the date of this report were:

Mrs IJ del Beato

Ms Emma Birch (appointed 24 March 2021)

Mr SK Ng (resigned 12 December 2019)

Mr MJ Ratchford

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

KPMG LLP has indicated its willingness to continue in office and a resolution to reappoint it as auditor will be proposed at the next annual general meeting.

On behalf of the Board



MJ Ratchford

Registered Office:

95 Cromwell Road

London
SW7 4DL

Dated: 6 May 2021

Statement of directors' responsibilities in respect of the annual report and the financial statements

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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 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 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;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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. They are 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, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.



Independent auditor's report to the members of Frasers Management (UK) Limited

Opinion

We have audited the financial statements of Frasers Management (UK) Limited ("the company") for the year ended 30 September 2020 which comprise the profit and loss account and other comprehensive income, the balance sheet, the statement of changes in equity and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2020 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 Reduced Disclosure Framework; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the financial statements. In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period. We have nothing to report in these respects.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

Directors' report

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge.



Independent auditor's report to the members of Frasers Management (UK) Limited (continued)

Based solely on that work:

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required 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 take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 2, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; 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; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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.

Mark Flanagan (Senior Statutory Auditor)

for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
St Nicholas House
Park Row
Nottingham, NG1 6FQ

Dated: 13 May 2021

Profit and loss account
for the year ended 30 September 2020

	<i>Note</i>	2020 £000	2019 £000
Turnover	2	3,828	4,071
Cost of sales		(5,716)	(6,748)
Gross profit		(1,888)	(2,677)
Administrative expenses		(3,754)	(3,251)
Other operating income	6	8	10
Operating loss		(5,634)	(5,918)
Interest receivable and similar income	7	6	12
Loss on before taxation		(5,628)	(5,906)
Tax on loss	8	-	570
Loss for the financial year		(5,628)	(5,336)

In both the current and prior year, the company made no material acquisitions and had no discontinued operations.

There were no recognised gains or losses in either the current or prior year other than the result shown above. Accordingly, no statement of other comprehensive income is presented.

Balance sheet
at 30 September 2020

	<i>Note</i>	2020		2019	
		£000	£000	£000	£000
Fixed assets					
Tangible assets	9		1,965		184
Intangible assets	10		53		149
			<hr/>		<hr/>
			2,018		333
Current assets					
Debtors	11	1,045		1,950	
Cash at bank and in hand		720		2,281	
		<hr/>		<hr/>	
		1,765		4,231	
Creditors: amounts falling due within one year	12	(13,444)		(10,010)	
		<hr/>		<hr/>	
Net current liabilities			(11,679)		(5,779)
Creditors: amounts falling due after more than one year	13		(1,413)		-
Net liabilities			<hr/> (11,074) <hr/>		<hr/> (5,446) <hr/>
Capital and reserves					
Called up share capital	14		-		-
Share premium account	14		4,594		4,594
Profit and loss account			(15,668)		(10,040)
			<hr/>		<hr/>
Shareholders' deficit			<hr/> (11,074) <hr/>		<hr/> (5,446) <hr/>

These financial statements were approved by the board of directors on 6 May 2021 and were signed on its behalf by:



MJ Ratchford
Director

Company registered number: 02847139

Statement of changes in equity

	Called up share capital £000	Share premium account £000	Profit and loss account £000	Total equity £000
Balance at 1 October 2018	-	4,594	(4,704)	(110)
Total comprehensive income for the period				
Loss for the year	-	-	(5,336)	(5,336)
Balance at 30 September 2019	-	4,594	(10,040)	(5,446)

	Called up share capital £000	Share premium account £000	Profit and loss account £000	Total equity £000
Balance at 1 October 2019	-	4,594	(10,040)	(5,446)
Total comprehensive income for the period				
Loss for the year	-	-	(5,628)	(5,628)
Balance at 30 September 2020	-	4,594	(15,668)	(11,074)

Notes

(forming part of the financial statements)

1 Accounting policies

Frasers Management (UK) Limited (the “Company”) is a company incorporated and domiciled in the UK. The registered number is 02847139 and the registered address is 91 Cromwell Road, London, SW7 4DL.

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* (“FRS 101”).

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU (“Adopted IFRSs”), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The Company’s intermediate parent undertaking, Frasers Property (UK) Limited includes the Company in its consolidated financial statements. The consolidated financial statements of Frasers Property (UK) Limited are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from the address given in note 15.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- a Cash Flow Statement and related notes;
- Comparative period reconciliations for share capital;
- Disclosures in respect of transactions with wholly owned subsidiaries;
- Disclosures in respect of capital management;
- The effects of new but not yet effective IFRSs;
- Disclosures in respect of the compensation of Key Management Personnel; and
- Disclosures of transactions with a management entity that provides key management personnel services to the company.

As the consolidated financial statements of Frasers Property (UK) Limited include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- Certain disclosures required by IFRS 13 *Fair Value Measurement* and the disclosures required by IFRS 7 *Financial Instrument Disclosures*.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

The directors do not consider there to be any judgements in the application of these accounting policies that would have a significant effect on the financial statements and estimates with a significant risk of material adjustments in the next year.

1.1. Changes in accounting policy

The Company has adopted the following IFRSs in these financial statements:

- IFRS 16: Leases. This has been adopted using the modified retrospective method and as a result the comparatives have not been restated and are reported under IAS 17.

1.2. Measurement convention

The financial statements are prepared on the historical cost basis.

Notes (continued)

1 Accounting policies (continued)

1.3. Going concern

Notwithstanding net current liabilities of £11,679,000 as at 30 September 2020 the financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The directors have prepared cash flow forecasts for a period of 12 months from the date of approval of these financial statements. The COVID-19 virus has emerged since our financial year end and at the date of approval of these financial statements the UK Government has put in place stringent measures limiting the movements of the UK population as part of its strategy to delay and contain the impact of the virus. The directors have given careful consideration in order to include severe but plausible downside sensitivities to the base forecast cash flows for the company which indicate that the company can manage the disruption caused by the COVID-19 virus. Having performed this sensitivity analysis the directors remain confident that sufficient funds, from its immediate parent company, Frasers Property (UK) Limited, should be available to enable the company to continue in operational existence by meeting its liabilities as they fall due for payment.

Those forecasts are dependent on the company's immediate parent company, Frasers Property (UK) Limited, and certain of the company's fellow subsidiary companies not seeking repayment of the amounts currently due, which at 30 September 2020 amounted to £8,738,000, and on additional financial support for that period. These companies have indicated their intention to continue to make available such funds as are needed by the company and have indicated that they do not intend to seek repayment of these amounts for the period covered by the forecasts. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

In making this assessment the directors of the Company have considered the financial position of the broader Frasers Property Limited ("FPL") group and there is no indication that the broader FPL group will not be able to continue to operate during the twelve month period from the date of approval of these financial statements.

1.4. Classification of financial instruments issued by the Company

Following the adoption of IAS 32, financial instruments issued by the Company are treated as equity only to the extent that they meet the following two conditions:

- (a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and
- (b) where the instrument will or may be settled in the company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the company's own equity instruments or is a derivative that will be settled by the company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the company's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

1.5. Non-derivative financial instruments

Non-derivative financial instruments comprise investments in equity and debt securities, trade and other debtors, cash and cash equivalents, loans and borrowings, and trade and other creditors.

Trade and other debtors

Trade and other debtors are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses.

Trade and other creditors

Trade and other creditors are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method.

Notes (continued)

1 Accounting policies (continued)

1.6. Impairment

Financial assets (including trade and other debtors)

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Company would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Non-financial assets

The carrying amounts of the Company's non-financial assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. For goodwill, and intangible assets that have indefinite useful lives or that are not yet available for use, the recoverable amount is estimated each year at the same time.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value 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 recognised if the carrying amount of an asset exceeds its estimated recoverable amount.

In respect of other assets, impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. 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 does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

1.7. Turnover

Turnover, which excludes value added tax, represents the income arising from the management of property developments and serviced apartments.

1.8. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is charged to the profit and loss account on a straight-line basis over the estimated useful lives of each part of an item of tangible fixed assets. The estimated useful lives are as follows:

Plant and machinery	- 20% per annum
Fixtures and fittings	- 20% per annum
Motor vehicles	- 20% per annum
Computer equipment	- 33% per annum

Depreciation methods, useful lives and residual values are reviewed at each balance sheet date

Notes (continued)

1 Accounting policies (continued)

1.9. Intangible assets

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

Amortisation is provided on the following bases:

Software costs - 33 % reducing balance

1.10. Employee benefits

Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which the company pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an expense in the profit and loss account in the periods during which services are rendered by employees.

1.11. Expenses

Interest receivable

Interest payable is recognised in profit or loss as it accrues, using the effective interest method.

1.12. Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised.

1.13. Leases (policy applicable from 1 January 2019)

The Company has applied IFRS 16 using the modified retrospective approach and therefore the comparative information has not been restated and continues to be reported under IAS 17.

At the inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. IFRS 16.

As a lessee

The Company allocates the consideration in the contract to each lease component on the basis of its relative stand-alone price and the aggregate stand-alone price of the non-lease components.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred [and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located], less any lease incentives received.

1 Accounting policies (continued)

1.13 Leases (policy applicable from 1 January 2019) (continued)

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Company by the end of the lease term or the cost of the right-of-use asset reflects that the Company will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Company is reasonably certain to exercise,
- lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and
- penalties for early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, if the Company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, to the extent that the right-of-use asset is reduced to nil, with any further adjustment required from the remeasurement being recorded in profit or loss.

The Company presents right-of-use assets that do not meet the definition of investment property in 'property, plant and equipment' and lease liabilities in 'loans and borrowings' in the statement of financial position.

2 Turnover

All turnover is generated in the United Kingdom from the provision of services in relation to the principal activity of the Company.

3 Auditor's remuneration

Included in profit/loss are the following:

	2020 £000	2019 £000
Audit of these financial statements	4	4

Amounts receivable by the Company's auditor and its associates in respect of services to the Company and its associates, other than the audit of the Company's financial statements, have not been disclosed as the information is required instead to be disclosed on a consolidated basis in the consolidated financial statements of the Company's parent, Fraser's Property (UK) Limited.

Notes (continued)

4 Staff numbers and costs

	2020 £000	2019 £000
<i>Staff costs, excluding directors, during the year were:</i>		
Wages and salaries	5,647	3,278
Social security costs	726	850
Pension costs	278	371
	<u>6,651</u>	<u>4,499</u>
	<u><u>6,651</u></u>	<u><u>4,499</u></u>
	Number	Number
<i>The average number of persons employed by the company during the year was as follows:</i>		
Administrative	45	23
	<u>45</u>	<u>23</u>

5 Directors' remuneration

The directors of the company are also directors or officers of a number of the companies within the group. In the prior year the directors' remuneration for services were recharged to other group companies but in the current year the directors consider it more appropriate to record remuneration for services provided in these financial statements:

	2020 £000	2019 £000
Directors' emoluments	1,136	1,031
Company contributions to money purchase pension plans	68	76
	<u>1,204</u>	<u>1,107</u>
	<u><u>1,204</u></u>	<u><u>1,107</u></u>

The number of directors who had retirement benefits accruing under a defined contributions scheme was two (2019: one).

The aggregate of remuneration and amounts receivable under long term incentive schemes of the highest paid director was £684,000 (2019: £524,000).

6 Other operating income

	2020 £000	2019 £000
Sundry income	8	10
	<u>8</u>	<u>10</u>

7 Interest receivable and similar income

	2020 £000	2019 £000
Bank interest	6	12
	<u>6</u>	<u>12</u>

Notes (continued)

8 Taxation

Recognised in the profit and loss account

	2020		2019
	£000	£000	£000
<i>UK corporation tax</i>			
Current tax on (loss)/profit for the period	-		-
	<hr/>		<hr/>
Deferred tax		-	(570)
		<hr/>	<hr/>
Tax on (loss)/profit		-	(570)
		<hr/>	<hr/>

Reconciliation of effective tax rate

	2020	2019
	£000	£000
(Loss)/profit for the year	(5,598)	(5,336)
Total tax (credit)/expense	-	(570)
	<hr/>	<hr/>
(Loss)/profit excluding taxation	(5,598)	(5,906)
	<hr/>	<hr/>
Tax using the UK corporation tax rate of 19% (2019: 19%)	(1,064)	(1,122)
Permanent differences	-	127
Group relief surrendered for nil payment	1,064	425
	<hr/>	<hr/>
Total tax (credit)/expense	-	(570)
	<hr/>	<hr/>

Unrecognised deferred tax assets/(liabilities)

The following deferred tax assets/(liabilities) have not been recognised:

	2020	2019
	£000	£000
Tangible fixed assets	(2)	(2)
Short term temporary differences	136	136
	<hr/>	<hr/>

The March 2020 Budget announced that a rate of 19% would continue to apply with effect from 1 April 2020, and this change was substantively enacted on 17 March 2020.

Notes (continued)

9 Tangible fixed assets

	Land and Buildings £000	Plant and machinery £000	Fixtures and fittings £000	Motor vehicles £000	Computer equipment £000	Total £000
<i>Cost:</i>						
At 1 October 2019	-	105	340	30	330	805
Recognition of right-of-use assets (see note 15)	2,264	-	-	-	-	2,264
Adjusted Balance at 1 October 2019	2,264	105	340	30	330	3,069
Additions	-	-	23	-	13	36
At 30 September 2020	2,264	105	363	30	343	3,105
<i>Accumulated depreciation:</i>						
At 1 October 2019	-	105	231	30	255	621
Charge for the year	437	-	49	-	33	519
At 30 September 2020	437	105	280	30	288	1,140
<i>Net book value:</i>						
At 30 September 2020	1,827	-	83	-	55	1,965
At 30 September 2019	-	-	109	-	75	184

10 Intangible assets

	Software costs £000
<i>Cost:</i>	
At 1 October 2019	
Additions	287
At 30 September 2020	287
<i>Accumulated amortisation</i>	
At 1 October 2019	138
Charge for the year	96
At 30 September 2020	234
<i>Net book value:</i>	
At 30 September 2020	53
At 30 September 2019	149

Notes (continued)

11 Debtors

	2020 £000	2019 £000
Trade debtors	5	48
Amounts owed by group undertakings (note 16)	-	210
Amounts owed by related undertakings (note 16)	115	683
Prepayments and accrued income	355	439
Deferred tax	570	570
	<u>1,045</u>	<u>1,950</u>

The company has loans due from group undertakings which are interest free and repayable on demand. The deferred tax asset relates to losses carried forward which are expected to be recoverable.

12 Creditors: amounts falling due within one year

	2020 £000	2019 £000
Trade creditors	46	103
Amounts owed to group undertakings (note 16)	8,738	6,138
Amounts owed to related undertakings (note 16)	197	2
Lease liabilities (see note 15)	428	-
Taxation and social security	161	58
Other creditors and accruals	3,874	3,709
	<u>13,444</u>	<u>10,010</u>

The company has loans with group undertakings which are interest free and repayable on demand.

13 Creditors: amounts falling due within one year

	2020 £000	2019 £000
Lease liabilities (see note 15)	1,413	-
	<u>1,413</u>	<u>-</u>

14 Capital and reserves

Share capital

	2020 £000	2019 £000
<i>Allotted, called up and fully paid</i>		
3 Ordinary shares of £1 each	-	-
	<u>-</u>	<u>-</u>
Shares classified in shareholders' funds	-	-
	<u>-</u>	<u>-</u>

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

Notes (continued)

14 Capital and reserves (continued)

Share premium account

The balance classified as share premium relates to the aggregate net proceeds less nominal value of shares on issue of the Company's equity share capital.

Dividends

No dividends were paid during the period (2019: £nil). After the balance sheet date dividends of £nil per qualifying ordinary share (2019: £nil) were proposed by the directors.

15 Leases

Right-of-use assets

Right-of-use assets related to lease properties that do not meet the definition of investment properties are presented as property, plant and equipment (see note 9):

	Land and buildings £000	Plant and equipment £000	Fixtures & fittings £000	Motor Vehicles £000	Total £000
Balance at 1 October 2019	-	-	-	-	-
Additions to right-of-use assets	2,264	-	-	-	2,264
Depreciation charge for the year	(437)	-	-	-	(437)
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Balance at 30 September 2020	1,827	-	-	-	1,827
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

Amounts recognised in profit or loss

The following amounts have been recognised in profit or loss for which the Company is a lessee:

	£000
2020 - Leases under IFRS 16	
Interest expense on lease liabilities	37

16 Related parties

Fraser's (UK) Pte Limited is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed to Fraser's (UK) Pte Limited was £2,000 (2019: £2,000).

Fraser's Property Corporate Services is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed by Fraser's Property Corporate Services was £195,000 (2019: £70,000 owed to).

Watchmoor SARL is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed by Watchmoor SARL was £nil (2019: £81,000).

Winnersh Midco Sarl is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed by Winnersh Midco Sarl was £nil (2019: £215,000).

Hillington JPUT is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed by Hillington JPUT was £nil (2019: £48,000).

Chineham Park Sarl is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed by Chineham Park Sarl was £nil (2019: £67,000).

Maxis Business Park Limited is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed by Maxis Business Park Limited was £10,400 (2019: £nil)

Notes (continued)

16 Related parties (continued)

Frasers Hospitality Limited is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed by Frasers Hospitality Limited was £105,000 (£2019: £113,000).

Frasers Centrepont Asset Management (Commercial) Limited is a fellow subsidiary of the ultimate parent company TCC Assets Limited and at the year end the amount owed by Frasers Centrepont Asset Management (Commercial) Limited was £nil (2019: £89,000).

As the Company is a wholly owned subsidiary of Frasers Property (UK) Limited, the Company has taken advantage if the exemption contained within FRS 101 paragraph 8K and has therefore not disclosed transactions or balances with wholly owned entities which form part of the Group headed by Frasers Property (UK) Limited.

17 Ultimate parent company and parent company of larger group

The company's immediate parent undertaking is Frasers Property (UK) Limited, a company incorporated in Great Britain and registered in England and Wales. The smallest group for which consolidated financial statements are prepared is headed by Frasers Property (UK) Limited. Copies of the financial statements of Frasers Property (UK) Limited are available from Frasers Property (UK) Limited, 95 Cromwell Road, London, SW7 4DL.

The company's ultimate parent undertaking and controlling party is TCC Assets Limited, a company incorporated and registered in Thailand. The largest group for which consolidated financial statements are prepared is headed by TCC Assets Limited, incorporated in Thailand. The consolidated accounts of TCC Assets Limited are not available to the public.