

Registered Number: 03691887

**GRANTCHESTER PROPERTIES (LUTON) LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
Year ended 31 December 2019



## **GRANTCHESTER PROPERTIES (LUTON) LIMITED**

### **DIRECTORS' REPORT**

Year ended 31 December 2019

The Directors submit their report and the audited financial statements for Grantchester Properties (Luton) Limited (the "Company") for the year ended 31 December 2019.

The Directors' Report has been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and consequently no Strategic Report has been prepared.

#### **1. PRINCIPAL ACTIVITIES AND FUTURE DEVELOPMENTS**

The principal activity of the Company is property investment in the United Kingdom. On 28 June 2019 the Company disposed of its investment property. The Directors anticipate there will be residual property related activities in the foreseeable future.

An assessment of the impact the Covid-19 pandemic has had on the business and how this may affect its activities in the future are provided in the post balance sheet events note 16 to the financial statements.

#### **2. RESULTS AND DIVIDENDS**

The loss for the year after tax was £907,000 (2018: £2,500,000). The Directors do not recommend the payment of a dividend for the year (2018: £nil).

As at 31 December 2019, the Company had net current assets of £26,072,000 (2018: £1,479,000) and net assets of £26,072,000 (2018: £26,979,000).

#### **3. DIRECTORS**

- (a) Mr. W.S. Austin, Mr. A.J. Berger-North and Mr. R.G. Shaw were Directors of the Company throughout the year and were in office at the date of approval of this report, unless otherwise stated below.
- (b) Mr. P.W.B. Cole resigned as a Director of the Company on 30 April 2019.
- (c) Mr. M.R. Bourgeois was appointed as a Director of the Company on 30 April 2019 and was in office at the date of approval of this report.
- (d) Mr. A.J. Berger-North resigned as a Director of the Company on 7 August 2020.
- (e) Mr. T. Cochrane was appointed as a Director of the Company on 7 August 2020 and was in office at the date of approval of this report.
- (f) In accordance with the Articles of Association of the Company, the Directors are not required to retire by rotation.
- (g) No Director has any interests in contracts entered into by the Company.

#### **4. SECRETARY**

Hammerson Company Secretarial Limited was Secretary of the Company throughout the year.

## **GRANTCHESTER PROPERTIES (LUTON) LIMITED**

### **DIRECTORS' REPORT (CONTINUED)**

Year ended 31 December 2019

#### **5. GOING CONCERN**

The Company sold its investment in Dallow Road Retail Park on 28 June 2019. It is the Directors' intention to formally dissolve the Company in the foreseeable future. The Directors have considered the use of the going concern basis in the preparation of the financial statements as at 31 December 2019 and, having taken into account the existing and anticipated effects of Covid-19, concluded that it was appropriate. More information is provided in note 1(b) to the financial statements.

#### **6. INDEMNITY**

The Company's ultimate parent company, Hammerson plc, has put in place qualifying third party indemnity provisions for the benefit of the Company's Directors, which were in place throughout the year and which remain in place at the date of approval of this report.

#### **7. INDEPENDENT AUDITORS**

BDO LLP shall be deemed to be re-appointed as auditors for a further term under the provisions of section 487(2) of the Companies Act 2006.

BDO LLP have indicated their willingness to continue in office.

#### **8. DIRECTORS' RESPONSIBILITIES STATEMENT**

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 101 "Reduced Disclosure Framework", 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 period. 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 101, 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 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.

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.

**GRANTCHESTER PROPERTIES (LUTON) LIMITED**

**DIRECTORS' REPORT (CONTINUED)**

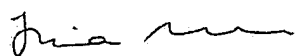
Year ended 31 December 2019

**9. DISCLOSURE OF INFORMATION TO AUDITORS**

Each of the persons who are Directors of the Company at the time when this report is approved has confirmed that:

- so far as the Director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the Director has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

By order of the Board



**J. Crane**  
For and on behalf of  
Hammerson Company Secretarial Limited  
acting as Secretary  
Date: 16 December 2020

Registered Office  
Kings Place  
90 York Way  
London N1 9GE  
Registered in England and Wales No. 07784823

## **GRANTCHESTER PROPERTIES (LUTON) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF GRANTCHESTER PROPERTIES (LUTON) LIMITED**

#### **Opinion**

We have audited the financial statements of Grantchester Properties (Luton) Limited (the "Company") for the year ended 31 December 2019 which comprise the statement of comprehensive income, balance sheet, statement of changes in equity and notes to the financial statements, 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 Financial Reporting Standard 101 *Reduced Disclosure Framework* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2019 and of its loss for the period 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 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**

We have nothing to report in respect of the following matters in relation to which the 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.

#### **Other information**

The Directors are responsible for the other information. The other information comprises the information included in the Annual Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion 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 such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in 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 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 period 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.

## **GRANTCHESTER PROPERTIES (LUTON) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF GRANTCHESTER PROPERTIES (LUTON) LIMITED (CONTINUED)**

#### **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; or
- the Directors were not entitled to 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, 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.

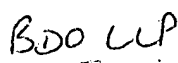
#### **Auditor's responsibilities for the audit of the financial statements**

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.

A further description of our responsibilities for the audit of the financial statements is located at 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.



#### **Christopher Wingrave (Senior Statutory Auditor)**

For and on behalf of BDO LLP, statutory auditor

Gatwick, United Kingdom

Date: 16 December 2020

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

**GRANTCHESTER PROPERTIES (LUTON) LIMITED****STATEMENT OF COMPREHENSIVE INCOME****For the year ended 31 December 2019**

	<b>Note</b>	<b>2019 £'000</b>	<b>2018 £'000</b>
Revenue	2	<b>943</b>	1,969
Rents payable and other property outgoings	2	<u><b>(15)</b></u>	<u>(26)</u>
Net rental income	2	<b>928</b>	1,943
Administrative expenses	3	<u><b>(122)</b></u>	<u>(243)</u>
Operating profit before property revaluation losses and loss on sale of properties		<b>806</b>	1,700
Loss on sale of properties	4	<b>(1,962)</b>	-
Revaluation losses on properties	6(a)	<u>-</u>	<u>(4,212)</u>
Operating loss		<b>(1,156)</b>	(2,512)
Net finance income	5	<u><b>249</b></u>	<u>12</u>
<b>Loss before and after taxation and total comprehensive expense for the financial year</b>		<u><b>(907)</b></u>	<u>(2,500)</u>

All amounts relate to continuing activities.

**GRANTCHESTER PROPERTIES (LUTON) LIMITED****BALANCE SHEET****As at 31 December 2019**

	Note	2019 £'000	2018 £'000
<b>Non-current assets</b>			
Investment properties	7(a)	-	25,500
<b>Current assets</b>			
Receivables	8	26,076	2,244
Restricted monetary assets	9	<u>4</u>	<u>7</u>
		26,080	2,251
<b>Current liabilities</b>			
Payables	10	<u>(8)</u>	<u>(772)</u>
<b>Net current assets</b>		<u>26,072</u>	<u>1,479</u>
<b>Net assets</b>		<u>26,072</u>	<u>26,979</u>
<b>Capital and reserves</b>			
Called up share capital	11	-	-
Retained earnings	12	<u>26,072</u>	<u>26,979</u>
<b>Total equity</b>		<u>26,072</u>	<u>26,979</u>

The financial statements were authorised for issue by the Board of Directors on 16 December 2020 and were signed on its behalf.

**W.S. Austin**

Director

Registered Number: 03691887



**GRANTCHESTER PROPERTIES (LUTON) LIMITED****STATEMENT OF CHANGES IN EQUITY****For the year ended 31 December 2019**

	<b>Called up share capital £'000</b>	<b>Retained earnings £'000</b>	<b>Total equity £'000</b>
At 1 January 2018	-	29,479	29,479
Loss and total comprehensive expense for the year	<u>-</u>	<u>(2,500)</u>	<u>(2,500)</u>
At 31 December 2018	-	26,979	26,979
Loss and total comprehensive expense for the year	<u>-</u>	<u>(907)</u>	<u>(907)</u>
<b>At 31 December 2019</b>	<u><b>-</b></u>	<u><b>26,072</b></u>	<u><b>26,072</b></u>

## GRANTCHESTER PROPERTIES (LUTON) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2019

#### 1. ACCOUNTING POLICIES

The following principal accounting policies have been applied consistently throughout the current and preceding year, unless otherwise stated.

##### (a) Basis of accounting

During 2019, the following relevant new and revised Standards and Interpretations have been adopted:

- IFRS 16 Leases, effective for accounting periods beginning on or after 1 January 2019

##### *Impact of new and revised Standards*

##### *IFRS16 Leases*

The standard does not impact the Company's financial position as a lessor or the Company's rental income from its investment properties.

The standard requires lessees to recognise, for each lease, a right-of-use asset and related lease liability representing the obligation to make lease payments. Interest expense on the lease liability and depreciation on the right-of-use asset is recognised in the Company's statement of comprehensive income. There has been no impact on the Company on the adoption of IFRS 16 as it is not a lessee.

##### *Basis of preparation*

Grantchester Properties (Luton) Limited is a private company limited by shares and incorporated in the United Kingdom under the Companies Act 2006. The nature of the Company's operations and its principal activities are set out on page 1. The address of the registered office is Kings Place, 90 York Way, London N1 9GE.

These financial statements were prepared in accordance with the Companies Act 2006 and Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101") as issued by the Financial Reporting Council.

The presentation currency used is sterling and amounts have been presented in round thousands ("£000s"). The financial statements have been prepared on a historical cost basis, except for the revaluation of investment properties. Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services.

The preparation of financial instruments in conformity with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 1(k).

## GRANTCHESTER PROPERTIES (LUTON) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2019

#### 1. ACCOUNTING POLICIES (continued)

##### (a) Basis of accounting (continued)

###### *Disclosure exemptions adopted*

The following exemptions from the requirements of IFRS have, where relevant, been applied in the preparation of these financial statements, in accordance with FRS 101:

- IFRS 7, 'Financial Instruments; Disclosures';
- Paragraphs 91 to 99 of IFRS 13 'Fair value measurement' disclosure of valuation techniques and inputs used for fair value measurement of assets and liabilities';
- Paragraph 38 of IAS1, 'Presentation of financial statements' – comparative information in respect of:
  - i. paragraph 79(a)(iv) of IAS 1;
  - ii. paragraph 73(e) of IAS 16, 'Property, plant and equipment'; and
  - iii. paragraph 118(e) of IAS 38, 'Intangible assets' (reconciliations between the carrying amount at the beginning and end of the period);
- The following paragraphs of IAS 1, 'Presentation of financial statements':
  - i. 10(d) (statement of cash flows);
  - ii. 16 (statement of compliance with all IFRS);
  - iii. 38A (requirements for minimum of two primary statements, including cash flow statements);
  - iv. 38B-D (additional comparative information);
  - v. 111 (cash flow statement information); and
  - vi. 134 – 136 (capital management disclosures);
- IAS 7, 'Statement of cash flows';
- Paragraphs 30 and 31 of IAS 8 'Accounting policies, changes in accounting estimates and errors' (requirement for the disclosure of information when an entity has not applied a new IFRS what has been issued but is not yet effective);
- Paragraph 17 of IAS 24, 'Related party disclosures' (key management compensation); and
- The requirements in IAS 24, 'Related party disclosures', to disclose related party transactions entered into between two or more members of a group.

The above disclosure exemptions have been adopted because equivalent disclosures are included in the consolidated financial statements of Hammerson plc into which the Company is consolidated. The financial statements of Hammerson plc are publicly available and can be obtained as described in note 15.

##### (b) Going concern

The Company sold its investment in Dallow Road Retail Park on 28 June 2019. The Directors have reviewed the current and projected financial position of the Company, and have assessed the existing and expected future effects of the Covid-19 pandemic on the Company's residual activities, making reasonable assumptions about the future trading performance. After making enquiries, and assessing the recoverability of the Company's receivable balances, as referred to below, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

## GRANTCHESTER PROPERTIES (LUTON) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2019

#### 1. ACCOUNTING POLICIES (continued)

##### (b) Going concern

In forming an assessment as to whether the ultimate parent company has the ability to settle its intercompany debt, the Directors have reviewed the interim financial statements of Hammerson plc to 30 June 2020, which were published on 6 August 2020, and taken into account the successful equity raise and shareholder approval for the disposal of substantially all of its investment in VIA Outlets. The equity raise closed on 25 September 2020 and raised gross proceeds of approximately £552 million, and the VIA Outlets disposal, completed on 31 October 2020 and raised further gross proceeds of approximately £277 million. Accordingly, both drivers of the material uncertainty over going concern referred to within the Hammerson plc interim financial statements have now been resolved.

Consequently, the Directors are satisfied Hammerson plc can settle its intercompany debt if called upon.

##### (c) Net rental income

Rental income from investment property leased out under an operating lease is recognised in the statement of comprehensive income on a straight-line basis over the lease term. Non-rental income such as car park or commercialisation income or contingent rents, such as turnover rents, rent reviews and indexation, are recorded as income in the period in which they are earned. Rent reviews are recognised when such reviews have been agreed with tenants. Lease incentives and costs associated with entering into tenant leases are amortised over the lease term or, if the probability that the break option will be exercised is considered high, over the period to the first break option.

Property operating expenses, including any operating expenditure not recovered from tenants through service charges, are charged to the income statement as incurred.

##### (d) Net finance income

Net finance income includes interest payable on borrowings and interest payable to related party undertakings, net of interest receivable on funds invested.

##### (e) Loss on sale of properties

Losses on sale of properties are taken into account on completion of contract, and are calculated by reference to the carrying value at the end of the previous year, adjusted for subsequent capital expenditure.

##### (f) Investment properties

The Company applies the fair value accounting model to investment properties, being market value determined by professionally qualified external valuers. Changes in fair value are recognised in profit or loss. All costs directly associated with the purchase and construction of a property are capitalised.

##### (g) Loans receivable

Loans receivable are financial assets which are initially measured at fair value, plus acquisition costs and are subsequently measured at amortised cost, using the effective interest method, less any impairment.

## **GRANTCHESTER PROPERTIES (LUTON) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Year ended 31 December 2019

#### **1. ACCOUNTING POLICIES (continued)**

##### **(h) Borrowings**

Borrowings are recognised initially at fair value, after taking account of any discount on issue and attributable transaction costs. Subsequently, borrowings are held at amortised cost, such that discounts and costs are charged to the statement of comprehensive income over the term of the borrowing at a constant return on the carrying value of the liability.

##### **(i) Financial instruments**

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are initially measured at transaction price (including transaction costs). Financial assets, including intercompany loans, are subsequently carried at amortised cost using the effective interest method, less loss allowance. Financial liabilities are subsequently carried at amortised cost using the effective interest method.

Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party. Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

##### **(j) Cash and deposits and restricted monetary assets**

Cash and deposits comprise cash and short-term bank deposits with an original maturity of three months or less which are readily accessible.

Restricted monetary assets relate to cash balances which legally belong to the Company but which the Company cannot readily access. These do not meet the definition of cash and cash equivalents and consequently are presented separately from cash and deposits in the Company's balance sheet.

##### **(k) Critical accounting policies and estimation uncertainties**

In the application of the Company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from those estimates. Estimates and the underlying assumptions are reviewed on an ongoing basis.

Revisions to accounting estimates were recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both the current and future periods.

## GRANTCHESTER PROPERTIES (LUTON) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2019

#### 1. ACCOUNTING POLICIES (continued)

##### (k) Critical accounting policies and estimation uncertainties (continued)

The Company's critical judgement and area of estimation uncertainty has historically been in respect of property valuations. The Company's investment property, which was carried in the balance sheet at fair value, was valued six-monthly by professionally qualified external valuers and the Directors were required to ensure that they were satisfied that the valuation of the Company's property was appropriate for the financial statements. The Company disposed of its property in June 2019.

Investment properties, excluding properties held for development, were valued by adopting the 'investment method' of valuation. This approach involves applying market-derived capitalisation yields to future income streams with appropriate adjustments for income voids arising from vacancies or rent-free periods. These capitalisation yields and future income streams are derived from comparable property and leasing transactions and are considered to be key inputs. Other factors that are taken into account in the valuations include the tenure of the property, tenancy details and ground and structural conditions.

In the case of on-site developments, the approach applied was the 'residual method' of valuation, which is the investment method of valuation as described above with a deduction for all costs necessary to complete the development, together with a further allowance for remaining risk, developers' profit and purchasers' costs. Properties held for future development were generally valued by adopting the higher of the residual method of valuation allowing for all associated risks, or the investment method of valuation for the existing assets.

#### 2. NET RENTAL INCOME

	2019 £'000	2018 £'000
Base rent	934	1,957
Gross rental income	934	1,957
Service charge income	9	12
<b>Revenue</b>	<b>943</b>	<b>1,969</b>
Service charge expenses	10	19
Other property outgoings	5	7
Rents payable and other property outgoings	(15)	(26)
<b>Net rental income</b>	<b>928</b>	<b>1,943</b>

## GRANTCHESTER PROPERTIES (LUTON) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2019

#### 3. ADMINISTRATIVE EXPENSES

	2019 £'000	2018 £'000
Management fee payable to fellow group company	<u>122</u>	<u>243</u>

The average number of employees during the year was nil (2018: nil).

The Directors did not receive any remuneration for their services from the Company in the year (2018: £nil), having been paid by other group undertakings. It is deemed impractical to allocate their remuneration between group undertakings for the purpose of disclosure. In addition there were no payments to key management personnel.

Another group company has paid the auditors' fees for the audit of the Company's annual financial statements in both the current and preceding financial year. Fees for the audit of the Company were £3,125 (2018: £3,033).

#### 4. LOSS ON SALE OF PROPERTIES

	2019 £'000	2018 £'000
Gross proceeds on sale	23,900	-
Carrying value of properties sold (note 7(a))	<u>(25,638)</u>	<u>-</u>
Loss against carrying value	(1,738)	-
Selling expenses	<u>(224)</u>	<u>-</u>
	<u>(1,962)</u>	<u>-</u>

The Company disposed of Dallow Road Retail Park on 28 June 2019 to a private equity purchaser.

#### 5. NET FINANCE INCOME

	2019 £'000	2018 £'000
Interest receivable from ultimate parent company	250	14
Interest payable to ultimate parent company	<u>(1)</u>	<u>(2)</u>
	<u>249</u>	<u>12</u>

## GRANTCHESTER PROPERTIES (LUTON) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2019

#### 6. TAXATION

The Company's ultimate parent company, Hammerson plc is taxed as a UK Real Estate Investment Trust ("UK REIT"), and as a consequence, Group companies are exempted from UK corporation tax on the profits of a UK property rental business and on the gains on UK investment properties.

Group companies remain subject to UK corporation tax on items other than UK property rental profits and gains on UK investment properties, but, as the Group has surplus tax losses, the Group's policy is for these taxable profits and losses to be fully offset by group relief surrendered without payment, so that individual subsidiaries do not bear tax.

The Company therefore had no tax charge for the year, and this is expected to continue for the foreseeable future. The profits covered by group relief for the year ended 31 December 2019 are £250,000 (2018: £14,000).

#### 7. INVESTMENT PROPERTIES

(a) The movements in the year on properties were:

	2019 £'000	2018 £'000
<b>Freehold</b>		
At 1 January	25,500	29,650
Additions at cost	138	62
Disposals	(25,638)	-
Revaluation loss	-	(4,212)
	<hr/>	<hr/>
At 31 December	-	25,500

(b) Property is stated at fair value as at 31 December 2018, valued by professionally qualified external valuers, Cushman & Wakefield Debenham Tie Leung, Chartered Surveyors. The valuation was prepared in accordance with the RICS Valuation – Professional Standards 2017 based on certain assumptions as set out in note 1(k).

(c) The historical cost of investment properties at 31 December 2019 was £nil (2018: £22,537,000).



**GRANTCHESTER PROPERTIES (LUTON) LIMITED****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**Year ended 31 December 2019**8. RECEIVABLES: CURRENT ASSETS**

	<b>2019</b> <b>£'000</b>	<b>2018</b> <b>£'000</b>
Trade receivables	-	4
Amounts owed by ultimate parent company	<b>26,076</b>	1,631
Amounts owed by fellow subsidiary undertakings	-	583
Other receivables and prepayments	-	26
	<b>26,076</b>	<b>2,244</b>

All amounts shown under receivables fall due for payment within one year and are repayable on demand. The amounts owed are unsecured. Amounts owed by the ultimate parent company are interest bearing at variable rates based on LIBOR. Amounts owed by fellow subsidiary undertakings are non-interest bearing.

Trade receivables are shown after deducting a loss allowance provision of £nil (2018: £nil).

**9. RESTRICTED MONETARY ASSETS**

	<b>2019</b> <b>£'000</b>	<b>2018</b> <b>£'000</b>
Cash held on behalf of third parties	<b>4</b>	<b>7</b>

The Company's managing agent holds cash on behalf of its tenants to meet future service charge costs and related expenditure. The cash has restricted use and as such, does not meet the definition of cash and cash equivalents.

**10. PAYABLES: CURRENT LIABILITIES**

	<b>2019</b> <b>£'000</b>	<b>2018</b> <b>£'000</b>
Trade payables	<b>4</b>	11
Amounts owed to fellow subsidiary undertakings	<b>3</b>	149
Other payables	-	159
Accruals	<b>1</b>	2
Deferred income	-	451
	<b>8</b>	<b>772</b>

Amounts owed to fellow subsidiary undertakings are repayable on demand and are non-interest bearing. All amounts owed are unsecured.

## GRANTCHESTER PROPERTIES (LUTON) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2019

#### 11. SHARE CAPITAL

	2019 £	2018 £
<b>Authorised:</b>		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>
<b>Allotted, called up and fully paid:</b>		
1 ordinary share of £1	<u>1</u>	<u>1</u>

#### 12. RESERVES

The following describes the nature and purpose of each reserve within equity:

<u>Reserve</u>	<u>Description and purpose</u>
Retained earnings	Cumulative profits and losses less any dividends paid

#### 13. THE COMPANY AS LESSOR – OPERATING LEASE RECEIPTS

At the balance sheet date, the Company had contracted with tenants for the future minimum lease receipts as shown in the table below. The data is for the period to the first tenant break option.

	2019 £'000	2018 £'000
Within one year	-	1,957
From one to two years	-	1,829
From two to five years	-	5,151
Over five years	<u>-</u>	<u>12,249</u>
	<u>-</u>	<u>21,186</u>

#### 14. ADVANCES, CREDIT AND GUARANTEES

The Company did not grant any credits, advances or guarantees of any kind to its Directors during the current or preceding year.

#### 15. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

At 31 December 2019, the Company's ultimate parent company was Hammerson plc, which is registered in England and Wales and is the largest and smallest group to consolidate these financial statements. At 31 December 2019, the Company's immediate parent company was Grantchester Limited, which is registered in England and Wales.

The consolidated financial statements of the ultimate parent company, Hammerson plc, are available from that company's registered office, Kings Place, 90 York Way, London N1 9GE.

## **GRANTCHESTER PROPERTIES (LUTON) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

Year ended 31 December 2019

#### **16. POST BALANCE SHEET EVENTS**

The effects of the Covid-19 pandemic are the result of events that arose after the reporting date and therefore this is a non-adjusting post balance sheet event. No changes have been made, or are required, to the Company's statement of comprehensive income or balance sheet. The going concern implications for the business are discussed in note 1(b) to the financial statements and further details on the potential impact on the business in the year ending 31 December 2020 are set out below.

As at 31 December 2019, the Company had no property interests having disposed of its remaining property interest in June 2019, and its net asset value was £26,072,000, which relates primarily to amounts due to the Company by Hammerson plc, the ultimate controlling party. Accordingly, the Covid-19 pandemic is not expected to have a significant impact on the financial performance and position of the Company.