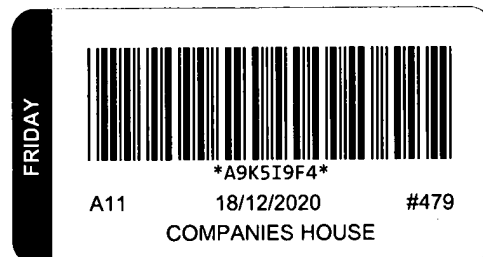


Company Registration No. 5389481

INTU WATFORD PROPERTY MANAGEMENT LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019



INTU WATFORD PROPERTY MANAGEMENT LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 31 DECEMBER 2019

The directors submit their Strategic Report of Intu Watford Property Management Limited ('the Company') for the year ended 31 December 2019.

PRINCIPAL ACTIVITIES

Up until 26 June 2020, the principal activity of the Company was the provision of management services to the intu Watford shopping centre including asset, property and service charge management. Since that date, the Company's activities reduced substantially as a result of intu properties plc's administration as set out below, and the directors expect the Company to cease trading within the next 12 months. As such, the directors have concluded that it is appropriate to prepare the financial statements on a basis other than going concern. Further detail is provided within the going concern section in note 1 to the financial statements.

BUSINESS REVIEW

The Company's results and financial position for the year ended 31 December 2019 are set out in full in the income statement, the balance sheet, the statement of changes in equity and the notes to the financial statements.

The Company recorded a loss before tax of £137,000 compared with a result before tax of £nil for the previous year. Net liabilities at 31 December 2019 were £137,000 (2018 £nil).

Given the straightforward nature of the business, the Company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the business. The directors have considered the future activity of the business below and within the going concern section in note 1.

FUTURE DEVELOPMENTS AND EVENTS AFTER THE REPORTING DATE

The ongoing volatility in the UK retail market has been further exacerbated by the impact of Covid-19 since the balance sheet date, with non-essential retail at intu Watford first closed between 24 March and 15 June 2020 in order to comply with measures put in place by the UK Government to limit virus transmissions. From 15 June 2020 non-essential stores began to trade and from 4 July 2020 catering started to re-open. The opening of leisure facilities was permitted from 25 July 2020. However, on 5 November 2020, restrictions on non-essential retail were reintroduced by the UK Government in order to help combat an increase in virus transmissions, and non-essential stores, catering and leisure facilities have therefore remained closed at intu Watford since that date.

On 26 June 2020, following unsuccessful negotiations for a group-wide standstill with lenders to group entities and a resulting inability to agree a standstill with its lenders, intu properties plc (the ultimate parent company of the Company), along with certain intu group entities that provided asset and facilities management services to intu Watford, entered administration. On the same date, the Company's immediate parent, Intu Shopping Centres plc, also entered administration.

To enable continued uninterrupted delivery of asset and facilities management services to intu Watford from the date of intu properties plc's administration, Intu Watford Limited (which owns and manages intu Watford), entered into a 6-month Transitional Services Arrangement (TSA) with Intu Retail Services Limited - in administration.

On 15 October 2020, asset and facilities management services for intu Watford transitioned from Intu Retail Services Limited - in administration, to Global Mutual and Savills.

INTU WATFORD PROPERTY MANAGEMENT LIMITED

STRATEGIC REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

PRINCIPAL RISKS AND UNCERTAINTIES

As the Company is a wholly owned subsidiary of the intu properties plc group, the Company faces largely those risks and uncertainties faced by the group. The development of the Covid-19 pandemic since the year end has heightened some of the group's principal risks, including those relating to the investment property market, which is influenced by both macroeconomic and retail specific factors, and the group's operational risk, particularly in respect of health and safety. These risks and uncertainties, including financial risks and the management thereof, are disclosed in the intu properties plc group financial statements.

On behalf of the Board



Colin Flinn

Director

9 December 2020

INTU WATFORD PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2019

The directors present their report and the audited financial statements of the Company for the year ended 31 December 2019.

The Company is incorporated and registered in England and Wales (company number 5389481). The Company's registered office is 40 Broadway, London, SW1H 0BT.

DIVIDENDS

The directors do not recommend a dividend for the year (2018 £nil).

FINANCIAL RISK MANAGEMENT

The Company is exposed to a variety of financial risks arising from the Company's operations being principally liquidity risk and credit risk.

Amounts due from group undertakings are presented net of allowances for expected credit losses. Expected credit losses have increased during the year due to ongoing structural issues within the retail sector which have led to a deterioration in the results of certain group entities and the group as a whole.

The Company's financial risk management is carried out by intu properties plc's treasury department and the group's policies for managing risks along with further details of intu properties plc's financial risk management are disclosed in the intu properties plc group's publicly available financial statements.

CAPITAL MANAGEMENT

The directors consider the capital of the Company to be the ordinary share capital of £1 (2018 £1). Management of this capital is performed at an intu properties plc group level.

GOING CONCERN

Full detail in respect of going concern is set out in note 1. These financial statements have been prepared on a basis other than going concern.

DIRECTORS

The directors who held office during the year and until the date of this report are given below:

David Fischel	(Resigned 26 April 2019)
Hugh Ford	(Resigned 15 April 2020)
Barbara Gibbes	(Resigned 16 August 2019)
Trevor Pereira	(Resigned 31 January 2020)
Matthew Roberts	(Resigned 15 April 2020)
Sean Crosby	(Appointed 16 August 2019 and resigned 15 April 2020)
Minakshi Kidia	(Appointed 16 August 2019 and resigned 15 April 2020)
Martin Breeden	(Appointed 15 April 2020)
Colin Flinn	(Appointed 15 April 2020)
Kathryn Grant	(Appointed 15 April 2020)
Rebecca Ryman	(Appointed 15 April 2020)

DIRECTORS' INDEMNITY PROVISION

A qualifying indemnity provision (as defined in S234 of the Companies Act 2006) was in force for the benefit of the directors of the Company during the financial year and at the date of the approval of the financial statements. The Company's ultimate parent, intu properties plc - in administration, maintains directors' and officers' insurance on behalf of and covering group entities, including the Company, which is reviewed annually.

INTU WATFORD PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Annual 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 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 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 accounting 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; 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. They 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.

INDEPENDENT AUDITOR

Deloitte LLP succeeded PricewaterhouseCoopers LLP as the auditor for the financial year commencing 1 January 2019, further to the resolution passed at the intu properties plc AGM on 3 May 2019.

So far as the directors are aware, there is no relevant audit information of which the auditor is unaware and each director has taken all reasonable steps to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

DIRECTORS' CONFIRMATIONS

- the financial statements, prepared in accordance with the relevant financial reporting framework, give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company;
- the strategic report includes a fair review of the development and performance of the business and the position of the Company, together with a description of the principal risks and uncertainties that it faces; and
- the financial statements, taken as a whole, are fair, balanced and understandable and provide the information necessary for shareholders to assess the Company's position and performance.

On behalf of the Board



Kathryn Grant
Director
9 December 2020

Independent auditor's report to the members of Intu Watford Property Management Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Intu Watford Property Management Limited (the 'company'):

- 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 year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the income statement and statement of comprehensive income;
- the balance sheet;
- the statement of changes in equity;
- the notes to the financial statements 1 to 9.

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).

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 Financial Reporting Council's (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.

Emphasis of matter – financial statements prepared other than on a going concern basis

We draw attention to Note 1 in the financial statements, which indicates that the financial statements have been prepared on a basis other than going concern.

Our opinion is not modified in respect of this matter.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, 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 respect of these matters.

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 on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Report on other legal and regulatory requirements

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

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 any material misstatements in the strategic report or the directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters 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.

We have nothing to report in respect of these matters.

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.

A handwritten signature in black ink, appearing to read 'Stephen Craig', followed by a stylized flourish or checkmark.

Stephen Craig FCA (Senior Statutory Auditor)

For and on behalf of Deloitte LLP

Statutory Auditor

London, United Kingdom

9 December 2020

INTU WATFORD PROPERTY MANAGEMENT LIMITED

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

	Note	2019 £000	2018 £000
Revenue	2	428	480
Cost of sales		(428)	(480)
Gross (loss)/profit		-	-
Expected credit losses on amounts owed by group undertakings	5	(137)	-
Operating (loss)/profit	3	(137)	-
(Loss)/result before taxation		(137)	-
Taxation	4	-	-
(Loss)/result for the year		(137)	-

Other than the items in the income statement above, there are no other items of comprehensive income and accordingly, a separate statement of comprehensive income has not been prepared.

INTU WATFORD PROPERTY MANAGEMENT LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2019

	Notes	2019 £000	2018 £000
Current assets			
Trade and other receivables	5	-	161
Total assets		-	161
Current liabilities			
Trade and other payables	6	(137)	(161)
Total liabilities		(137)	(161)
Net liabilities		(137)	-
Equity			
Share capital	7	-	-
Accumulated losses		(137)	-
Total equity		(137)	-

The notes on pages 12 to 16 form part of these financial statements.

The financial statements of Intu Watford Property Management Limited (registration number: 5389481) were approved by the Board of directors and authorised for issue on 9 December 2020 and were signed on its behalf by:



Colin Flinn
Director

INTU WATFORD PROPERTY MANAGEMENT LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2019

	Share capital £000	Accumulated losses £000	Total equity £000
Balance at 1 January 2018	-	-	-
	<hr/>	<hr/>	<hr/>
Result for the year	-	-	-
	<hr/>	<hr/>	<hr/>
Total comprehensive result for the year	-	-	-
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2018	-	-	-
	<hr/>	<hr/>	<hr/>
Balance at 1 January 2019	-	-	-
	<hr/>	<hr/>	<hr/>
Loss for the year	-	(137)	(137)
	<hr/>	<hr/>	<hr/>
Total comprehensive loss for the year	-	(137)	(137)
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2019	-	(137)	(137)
	<hr/>	<hr/>	<hr/>

INTU WATFORD PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019

1 Accounting convention, basis of preparation and accounting policies

Intu Watford Property Management Limited ('the Company') is a private company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales. The address of the Company's registered office is shown on page 3.

The nature of the Company's operations and its principal activities are set out in the strategic report on page 1.

These financial statements are presented in pounds sterling which is the currency of the primary economic environment in which the Company operates.

These financial statements are separate financial statements.

The Company meets the definition of a qualifying entity under FRS 100 'Application of Financial Reporting Requirements' issued by the FRC. Accordingly, these financial statements were prepared in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework'. The Company has taken advantage of certain disclosure exemptions in FRS 101 as its financial statements are included in the publicly available consolidated financial statements of intu properties plc. Copies of those consolidated financial statements can be obtained from intu properties plc, 40 Broadway, London, SW1H 0BT or from the group's website www.intugroup.co.uk.

In preparing the Company financial statements the Company has taken advantage of the following disclosure exemptions available under FRS 101, and therefore the Company financial statements do not include:

- certain comparative information as otherwise required by IFRS
- disclosures regarding the Company's management of capital
- a statement of cash flows
- disclosures in respect of financial instruments
- disclosures in respect of IFRS 13 fair value measurement
- disclosure of related party transactions
- the effect of future accounting standards not yet adopted

The above disclosure exemptions have been adopted because equivalent disclosures are included in the intu properties plc group consolidated financial statements into which the Company is consolidated. A summary of the significant accounting policies as applied to the Company is set out below.

The entity has transitioned to FRS 101 during the year and there has been no material effect upon transition.

The financial statements have been prepared under the historical cost convention.

Except as described above, the accounting policies are consistent with those applied in the last annual financial statements, as amended when relevant to reflect the adoption of new standards, amendments and interpretations which became effective in the year.

INTU WATFORD PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1 Accounting convention, basis of preparation and accounting policies

(Continued)

Critical accounting judgements and key sources of estimation uncertainty

The preparation of financial statements in conformity with the Company's accounting policies requires management to make judgements and use estimates that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of income and expenses during the reporting period. Although these judgements and estimates are based on management's best knowledge of the amount, event or actions, actual results ultimately may differ from those judgements and estimates.

– key sources of estimation uncertainty

Expected credit losses - a key source of estimation uncertainty exists over amounts due from group undertakings due to allowances for future expected credit losses that may be incurred. Loss allowances recognised during the year as a result of ongoing structural issues in the retail sector, have resulted in intercompany receivables being fully impaired as at the balance sheet date.

– critical accounting judgements

Going concern – when preparing the financial statements, management is required to make an assessment of the entity's ability to continue as a going concern and prepare the financial statements on this basis unless it either intends to liquidate the entity or to cease trading or has no realistic alternative but to do so. As set out below, the directors have formed the judgement that it is appropriate to prepare the financial statements on a basis other than going concern.

Going concern

The Company's business activities are set out in the Principal Activities section of the Strategic Report on page 1. Up until 26 June 2020, the Company's principal activity was the provision of management services to the intu Watford shopping centre including asset, property and service charge management.

On 26 June 2020, following unsuccessful negotiations for a group-wide standstill with lenders to group entities and a resulting inability to agree a standstill with its lenders, intu properties plc (the ultimate parent company of the Company), along with certain intu group entities that provided asset and facilities management services to intu Watford, entered administration. On the same date, the Company's immediate parent, Intu Shopping Centres plc, also entered administration.

To enable continued uninterrupted delivery of asset and facilities management services to intu Watford from the date of intu properties plc's administration, Intu Watford Limited (which owns intu Watford), entered into a 6-month Transitional Services Arrangement (TSA) with Intu Retail Services Limited - in administration.

On 15 October 2020, asset and facilities management services for intu Watford transitioned from Intu Retail Services Limited - in administration, to Global Mutual and Savills.

Following the ultimate and immediate parent companies entering administration and the Company's activities transitioning to alternative third party providers as described above, the directors expect the Company to cease trading within the next 12 months and potentially enter liquidation as part of the intu properties plc administration process.

As such, the directors have formed the judgement that it is appropriate to prepare the financial statements on a basis other than going concern. There is no material difference in the value of assets and liabilities shown in the financial statements as a result of preparing them on a basis other than going concern.

Revenue

Management fees are recognised on an accruals basis in line with the performance obligations being satisfied.

INTU WATFORD PROPERTY MANAGEMENT LIMITED

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

1 Accounting convention, basis of preparation and accounting policies

(Continued)

Impairment of assets

The Company's assets are reviewed at each balance sheet date to determine whether events or changes in circumstances exist that indicate that their carrying amount may not be recoverable. If such an indication exists, the asset's recoverable amount is estimated. The recoverable amount is the higher of an asset's fair value less costs to sell and its value in use. An impairment loss is recognised in the income statement for the amount by which the asset's carrying amount exceeds its recoverable amount. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows.

At each balance sheet date the Company reviews whether there is any indication that an impairment loss recognised in previous periods may have decreased. If such an indication exists, the asset's recoverable amount is estimated. An impairment loss recognised in prior periods is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount. In this case the asset's carrying amount is increased to its recoverable amount but not exceeding the carrying amount that would have been determined had no impairment loss been recognised. The reversal of an impairment loss is recognised in the income statement.

Trade receivables

Trade receivables are recognised initially at their transaction price and subsequently measured at amortised cost less an allowance for expected credit losses.

When applying an allowance for expected credit losses, judgement is exercised as to the collectability of trade receivables and to determine if it is appropriate to impair these assets. When considering expected credit losses, management has taken into account days past due, the credit status of the counterparty and historical evidence of collection.

Trade payables

Trade payables are recognised initially at fair value and subsequently measured at amortised cost.

Taxation

Current tax is the expected tax payable on the taxable income for the year and any adjustment in respect of prior years. It is calculated using rates applicable at the balance sheet date.

Current/non-current classification

Current assets include assets held primarily for trading purposes, cash and cash equivalents, and assets expected to be realised in, or intended for sale or consumption within one year of the reporting date. All other assets are classified as non-current assets.

Current liabilities include liabilities held primarily for trading purposes and expected to be settled within one year of the reporting date. All other liabilities are classified as non-current liabilities.

Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares are shown in equity as a deduction, net of tax, from the proceeds.

2 Revenue

Revenue arose in the United Kingdom and comprises management fees received and receivable from a group undertaking in respect of asset management, operational services and property management.

INTU WATFORD PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

3 Operating (loss)/result

The operating loss for the year ended 31 December 2019 of £137,000 (2018 operating result of £nil) did not include auditor's remuneration of £3,400 (2018 £1,762) in respect of the audit of the financial statements, which was settled on behalf of the Company by its ultimate parent, intu properties plc, and has not been recharged. No non-audit services were provided during the current or prior year.

The directors did not receive or waive any emoluments (2018 £nil) in respect of their services to the Company.

There were no employees during the year (2018 none).

4 Taxation

The tax expense for the year is higher than (2018 equal to) the standard rate of United Kingdom corporation tax of 19 per cent (2018 19 per cent).

	2019 £000	2018 £000
(Loss)/result before taxation	(137)	-
(Loss)/result before tax multiplied by the standard rate of tax in the UK of 19% (2018 19%)	(26)	-
Disallowed expenses	26	-
Tax expense	-	-

5 Trade and other receivables

	2019 £000	2018 £000
Amounts owed by group undertakings	-	161

Amounts owed by group undertakings are unsecured, non-interest bearing and repayable on demand.

Amounts owed by group undertakings are stated net of £137,000 (2018 nil) loss allowance for expected credit losses. Expected credit losses have increased during the year due to ongoing structural issues within the retail sector which have led to a deterioration in the results of certain group entities and the group as a whole.

INTU WATFORD PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

6 Trade and other payables

	2019 £000	2018 £000
Amounts owed to group undertakings	116	139
Other taxes and social security	21	22
	<u>137</u>	<u>161</u>

Amounts owed to group undertakings are unsecured, non-interest bearing and repayable on demand.

7 Share capital

	2019 £000	2018 £000
<i>Issued, called up and fully paid</i>		
1 (2018 1) ordinary share of £1	1	1
	<u>1</u>	<u>1</u>

8 Ultimate parent company

The ultimate parent company is intu properties plc - in administration, a company incorporated and registered in England and Wales, copies of whose financial statements may be obtained from the Company Secretary, 40 Broadway, London, SW1H 0BT.

The immediate parent company is Intu Shopping Centres plc - in administration, a company incorporated and registered in England and Wales, copies of whose financial statements may be obtained as above.

9 Events after the reporting date

In Q1 2020, the existence of a global virus outbreak known as Covid-19 was confirmed. Non-essential retail at intu Watford first closed between 24 March and 15 June 2020 in order to comply with measures put in place by the UK Government to limit virus transmissions. From 15 June 2020 non-essential stores began to trade and from 4 July 2020 catering started to re-open. The opening of leisure facilities was permitted from 25 July 2020. However, on 5 November 2020, restrictions on non-essential retail were reintroduced by the UK Government in order to help combat an increase in virus transmissions, and non-essential stores, catering and leisure facilities have therefore remained closed at intu Watford since that date.

On 26 June 2020, following unsuccessful negotiations for a group-wide standstill with lenders to group entities and a resulting inability to agree a standstill with its lenders, intu properties plc (the ultimate parent company of the Company), along with certain intu group entities that provided asset and facilities management services to intu Watford, entered administration. On the same date, the Company's immediate parent, Intu Shopping Centres plc, also entered administration.

To enable continued uninterrupted delivery of asset and facilities management services to intu Watford from the date of intu properties plc's administration, Intu Watford Limited (which owns and manages intu Watford), entered into a 6-month Transitional Services Arrangement (TSA) with Intu Retail Services Limited - in administration.

On 15 October 2020, asset and facilities management services for intu Watford transitioned from Intu Retail Services Limited - in administration, to Global Mutual and Savills.