

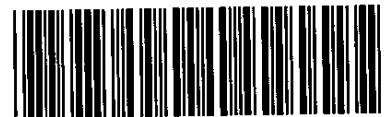
Registration number: 7853062

# Harrods Commercial Property Limited

Directors' Report and Unaudited Financial Statements

for the period ended 28 January 2023

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## **Harrods Commercial Property Limited**

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# **Harrods Commercial Property Limited**

## **Directors' Report for the period ended 28 January 2023**

The Directors present their report and the financial statements for Harrods Commercial Property Limited (the "Company") for the period ended 28 January 2023.

### **Principal activity**

The principal activity of the Company is the ownership and management of property and buildings.

### **Results for the period**

The profit after tax for the period amounted to £12.9m (2022: loss of £3.4m).

The directors paid a dividend of £nil (2022: £nil) in the period.

### **Directors of the Company**

The directors who held office during the period were as follows:

M A Ward

D J Webster

T N B Parker (appointed 15 July 2022)

### **KPIs**

There are no KPIs required to be reported other than profit/(loss), after taxation, for the period that would give a fuller understanding to the business.

### **Going concern**

After making enquiries, the Directors have a reasonable expectation that the Company and the group have adequate resources to continue in operational existence for the foreseeable future. Accordingly, they have adopted the going concern basis in preparing the annual report and accounts.

### **Post balance sheet events**

There have been no significant events affecting the Company since the year end.

Approved by the Board on 14 July 2023 and signed on its behalf by:



.....  
D J Webster  
Company secretary and director

Registered office:  
87-135 Brompton Road  
Knightsbridge  
London  
SW1X 7XL

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## **Harrods Commercial Property Limited**

### **Statement of Directors' Responsibilities**

The Directors acknowledge their responsibilities 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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including financial reporting standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 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.

## **Harrods Commercial Property Limited**

### **Profit and Loss Account for the period ended 28 January 2023**

		<b>52 weeks ended 28 January 2023 £ m</b>	<b>52 weeks ended 29 January 2022 £ m</b>
Turnover	2	3.9	3.7
Administrative expenses		(4.0)	(5.0)
Fair value movements	3	<u>12.2</u>	<u>-</u>
<b>Profit/(loss) before tax</b>		<b>12.1</b>	<b>(1.3)</b>
Taxation	4	<u>0.8</u>	<u>(2.1)</u>
<b>Profit/(loss) for the financial period</b>		<b><u>12.9</u></b>	<b><u>(3.4)</u></b>

The notes on pages 7 to 12 form an integral part of these financial statements.

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**Harrods Commercial Property Limited**

**Statement of Comprehensive Income  
for the period ended 28 January 2023**

	<b>52 weeks ended 28 January 2023 £ m</b>	<b>53 weeks ended 29 January 2022 £ m</b>
<b>Profit/(loss) for the period</b>	12.9	(3.4)
<b>Other comprehensive profit/(loss) for the period</b>	<u>-</u>	<u>-</u>
<b>Total comprehensive profit/(loss) for the period</b>	<u><u>12.9</u></u>	<u><u>(3.4)</u></u>

# Harrods Commercial Property Limited

(Registration number: 7853062)

## Balance Sheet as at 28 January 2023

	Note	28 January 2023 £ m	29 January 2022 £ m
<b>Fixed assets</b>			
Tangible assets	5	106.4	96.7
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	0.8	0.5
Cash at bank and in hand		3.1	3.5
		3.9	4.0
<b>Creditors: Amounts falling due within one year</b>	7	(21.7)	(23.7)
<b>Net current liabilities</b>		(17.8)	(19.7)
<b>Total assets less current liabilities</b>		88.6	77.0
<b>Provisions for liabilities</b>			
Deferred tax	4	(14.7)	(16.0)
<b>Net assets</b>		73.9	61.0
<b>Capital and reserves</b>			
Called up share capital	8	33.3	33.3
Profit and loss account		40.6	27.7
<b>Total equity</b>		73.9	61.0

For the financial period ending 28 January 2023 the Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

- The members have not required the Company to obtain an audit of its accounts for the period in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved and authorised by the Board on 14 July 2023 and signed on its behalf by:

M A Ward  
Director

The notes on pages 7 to 12 form an integral part of these financial statements.

## Harrods Commercial Property Limited

### Statement of Changes in Equity for the period ended 28 January 2023

	Share capital £ m	Profit and loss account £ m	Total £ m
At 31 January 2021	33.3	31.1	64.4
Loss for the period	-	(3.4)	(3.4)
<b>Total comprehensive loss</b>	-	(3.4)	(3.4)
<b>At 29 January 2022</b>	<b>33.3</b>	<b>27.7</b>	<b>61.0</b>

	Share capital £ m	Profit and loss account £ m	Total £ m
At 30 January 2022	33.3	27.7	61.0
Profit for the period	-	12.9	12.9
<b>Total comprehensive income</b>	-	12.9	12.9
<b>At 28 January 2023</b>	<b>33.3</b>	<b>40.6</b>	<b>73.9</b>



## **Harrods Commercial Property Limited**

### **Notes to the Financial Statements for the period ended 28 January 2023**

#### **1 Accounting policies**

##### **Basis of preparation**

These Financial Statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

These Financial Statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The principal accounting policies applied in the preparation of these Financial Statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

##### **Financial Reporting Standard 102 reduced disclosure exemptions**

The Company has taken advantage of the following disclosure exemptions in preparing these Financial Statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 33 Related Party Disclosures paragraph 33.

The Company is not required to present a Strategic Report per the companies act small companies exemption.

This information is included in the Consolidated Financial Statements of Harrods Group (Holding), the ultimate UK parent undertaking, as at 28 January 2023 and these Financial Statements may be obtained from the Registrar of Companies.

##### **Going concern**

The Financial Statements have been prepared on a going concern basis.

##### **Turnover**

Turnover represents rental income from Harrods Limited and third parties and is accounted for on an accruals basis.

##### **Tangible assets**

Tangible assets are stated in the Balance Sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

**Harrods Commercial Property Limited**  
**Notes to the Financial Statements**  
**for the period ended 28 January 2023 (continued)**

**1 Accounting policies (continued)**

**Depreciation**

Depreciation is charged so as to write off the cost of assets, other than freehold land over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Plant and fittings	3 - 20 years
Freehold property	10 - 50 years

**Revaluation of properties**

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Balance Sheet date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Profit and Loss Account.

**Tax**

The tax expense for the period comprises current and deferred tax. Tax is recognised in Profit or Loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in the Statement of Other Comprehensive Income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates taxable income.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the Financial Statements.

Unrelieved tax losses and other deferred tax assets are recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used.

**2 Turnover**

The analysis of the Company's turnover for the period from continuing operations is as follows:

	52 weeks ended 28 January 2023 £ m	52 weeks ended 29 January 2022 £ m
Rental income	3.9	3.7
All turnover arose within the United Kingdom.		

## Harrods Commercial Property Limited

### Notes to the Financial Statements for the period ended 28 January 2023 (continued)

#### 3 Operating profit

Arrived at after charging:

	52 weeks ended 28 January 2023 £ m	52 weeks ended 29 January 2022 £ m
Depreciation of tangible assets	3.3	4.6
Fair value movements (revaluation of investment properties)	<u>(12.2)</u>	<u>-</u>

The Company did not employ any persons or incur any staff costs during the period (2022: £nil).

Remuneration for the Directors of the Company is paid for by another group company. It is not practical to determine the proportion of their emoluments which relate to their services as Directors of this Company.

#### 4 Taxation

Tax charged in the Income Statement:

	52 weeks ended 28 January 2023 £ m	53 weeks ended 29 January 2022 £ m
<b>Current taxation</b>		
Group relief payable	<u>0.6</u>	<u>0.6</u>
<b>Total current income tax</b>	<u>0.6</u>	<u>0.6</u>
<b>Deferred taxation</b>		
Origination and reversal of timing differences	1.6	3.0
Impact of rate change	0.6	-
Adjustments in respect of prior periods	<u>(3.6)</u>	<u>(1.5)</u>
<b>Total deferred taxation</b>	<u>(1.4)</u>	<u>1.5</u>
<b>Taxation on profit/loss on ordinary activities</b>	<u>(0.8)</u>	<u>2.1</u>

**Harrods Commercial Property Limited**

**Notes to the Financial Statements**  
**for the period ended 28 January 2023 (continued)**

**4 Taxation (continued)**

The tax on profit before tax for the period is lower than the standard rate of corporation tax in the UK (2022 - higher than the standard rate of corporation tax in the UK) of 19% (2022 - 19%).

The differences are reconciled below:

	52 weeks ended 28 January 2023 £ m	52 weeks ended 29 January 2022 £ m
Profit/(loss) before tax	12.1	(1.3)
Corporation tax at standard rate	2.3	(0.2)
Impact of tax rate changes	0.5	3.8
Adjustments in respect of prior periods	(3.6)	(1.5)
<b>Total tax charge for the period</b>	<b>(0.8)</b>	<b>2.1</b>

Changes to UK corporation tax rates were substantively enacted by the Finance Bill 2021 (on 24 May 2021). These included an increase in the corporation tax rate from 19% to 25% from 1 April 2023. Deferred tax balances have been remeasured accordingly where appropriate.

**Deferred tax**

	28 January 2023 £ m	29 January 2022 £ m
Investment property revaluations	(14.7)	(16.0)
<b>Deferred tax liability</b>	<b>(14.7)</b>	<b>(16.0)</b>

## Harrods Commercial Property Limited

### Notes to the Financial Statements for the period ended 28 January 2023 (continued)

#### 5 Tangible assets

	Land and buildings £ m	Fixtures and fittings £ m	Plant and machinery £ m	Total £ m
<b>Cost</b>				
At 30 January 2022	107.2	9.9	13.2	130.3
Revaluations	12.2	-	-	12.2
Additions	0.7	-	-	0.7
At 28 January 2023	<u>120.1</u>	<u>9.9</u>	<u>13.2</u>	<u>143.2</u>
<b>Depreciation</b>				
At 30 January 2022	14.4	9.1	10.1	33.6
Charge for the period	2.1	0.6	0.5	3.2
At 28 January 2023	<u>16.5</u>	<u>9.7</u>	<u>10.6</u>	<u>36.8</u>
<b>Carrying amount</b>				
At 28 January 2023	<u>103.6</u>	<u>0.2</u>	<u>2.6</u>	<u>106.4</u>
At 29 January 2022	<u>92.8</u>	<u>0.8</u>	<u>3.1</u>	<u>96.7</u>

#### 6 Debtors

	28 January 2023 £ m	29 January 2022 £ m
Amounts owed by related parties	0.1	-
Prepayments and accrued income	<u>0.7</u>	<u>0.5</u>
	<u>0.8</u>	<u>0.5</u>

**Harrods Commercial Property Limited**

**Notes to the Financial Statements**  
**for the period ended 28 January 2023 (continued)**

**7 Creditors**

	28 January 2023 £ m	29 January 2022 £ m
<b>Due within one year</b>		
Amounts due to related parties	20.0	22.0
Social security and other taxes	0.2	0.3
Corporation tax	1.2	0.9
Accruals and deferred income	0.3	0.5
	<u>21.7</u>	<u>23.7</u>

Amounts owed to related parties includes a non-interest bearing loan, repayable on demand by the lender, with Harrods Group (Holding) Limited of £20.0m (2022: £22.0m).

**8 Share capital**

**Allotted, called up and fully paid shares**

	28 January 2023 No.	£	29 January 2022 No.	£
Ordinary shares of £1 each	<u>203</u>	<u>203</u>	<u>203</u>	<u>203</u>

Each ordinary share represents one vote. There are no restrictions or preferences placed on these shares.

**9 Related party transactions**

The Company has taken advantage of the exemption in FRS102, section 33 "Related Party Disclosures" from disclosing transactions with other members of the group.

**10 Parent and ultimate parent undertaking**

The Company's immediate parent undertaking is QH Partners Limited, a company registered in England and Wales. The ultimate UK parent undertaking of QH Partners Limited is Harrods Group (Holding) Limited. The largest and smallest group of undertakings for which group accounts have been drawn up is that headed by Harrods Group (Holding) Limited.

The Company is an indirect 100% subsidiary of Qatar Holding LLC which is the strategic investment arm of Qatar Investment Authority, the ultimate controlling party, incorporated in Qatar.