

TESCO ESTATES LIMITED  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE 52 WEEKS ENDED 27 FEBRUARY 2010

Registered Number: 00951257



# **TESCO ESTATES LIMITED**

## **DIRECTORS' REPORT**

### **Directors' Report for the 52 weeks ended 27 February 2010**

The directors present their report and audited financial statements of Tesco Estates Limited (the "company") for the 52 weeks ended 27 February 2010. The financial period represents 52 weeks ended 27 February 2010 (Prior year 53 weeks ended 28 February 2009)

#### **Business review and principal activities**

The principal activity of the company is to hold land under an agreement to lease. There has been no significant change in the nature or level of this activity during the period and we do not expect this to change significantly throughout the next financial period.

The results for the period show a pre-tax profit of £5 (2009 £5). The directors do not recommend the payment of a dividend (2009 £nil).

The company has net assets of £25,030 (2009 £25,025).

#### **Principal risks and uncertainties**

We have stretching targets for delivering new space in all our markets and may face challenges in finding suitable sites and obtaining planning or other consents to enable sites to be acquired and developed.

From the perspective of the company, the principal risks and uncertainties are integrated with the principal risks of Tesco PLC and are not managed separately. These risks are discussed on page 41 of the Tesco PLC group annual report for the 52 weeks ending 27 February 2010 which does not form part of this report.

#### **Charitable and political donations**

There were no charitable and political donations for the period (2009 none).

#### **Future outlook**

The company's level of trade is expected to continue throughout 2010 and it is hoped that the current performance levels should be maintained.

#### **Key performance indicators**

Given the straightforward nature of the business, the directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the business.

#### **Research and development**

The company does not undertake any research and development activities.

#### **Employees**

The company had no employees during the period (2009 none).

#### **Supplier payment policy**

The company does not have any direct supplier relationships. Any relationships with suppliers are handled through Tesco Stores Limited. The Group policy and practice in relation to its suppliers is disclosed in Tesco Stores Limited annual report.

## **TESCO ESTATES LIMITED**

### **DIRECTORS' REPORT**

#### **Directors' Report for the 52 weeks ended 27 February 2010 (continued)**

##### **Directors**

The following directors served during the period and up to the date of signing the financial statements

A Higginson  
L Neville-Rolfe  
J Lloyd

Save as set out below, none of the directors had any disclosable interests in the company during this period

L Neville-Rolfe and A Higginson are also directors of Tesco PLC, the company's ultimate parent company, and as such their disclosable interests in Tesco PLC are declared in the financial statements of that company

A qualifying third-party indemnity provision as defined in Section 234 of the Companies Act 2006 is in force for the benefit of each of the Tesco PLC directors listed above and the Tesco PLC company secretary (who is also a director of this company) in respect of liabilities incurred as a result of their office, to the extent permitted by law. In respect of those liabilities for which directors may not be indemnified, the company maintained a directors' and officers' liability insurance policy throughout the financial year

##### **Interests in land**

The directors are of the opinion that the open market value of the company's land and buildings is in excess of the net book value of £25,000 included in the financial statements. The market value of the land and properties is not disclosed as it can fluctuate with the market volatility and is market sensitive

##### **Cautionary statement regarding forward-looking information**

Where this review contains forward-looking statements, these are made by the directors in good faith based on the information available to them at the time of their approval of this report. These statements should be treated with caution due to the inherent risks and uncertainties underlying any such forward-looking information. A number of important factors, including those in this document, could cause actual results to differ materially from those contained in any forward-looking statement

##### **Statement of directors' responsibilities in respect of the Annual Report and the financial statements**

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). The financial statements are required by law to 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 those 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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business, in which case there will be supporting assumptions or qualifications as necessary

The directors confirm that they have complied with the above requirements in preparing the financial statements

The directors are responsible for keeping proper accounting records that 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.

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

#### **Statement on disclosure of information to auditors**


Each director who is a director at the date of approval of this Annual Report confirms that

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

#### **Independent auditors**

The independent auditors of Tesco Estates Limited, Pricewaterhouse Coopers LLP are proposed for re-appointment

On behalf of the Board on 07 July 2010

 J. Lloyd  
Director  
Tesco Estates Limited  
Registered number 00951257

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TESCO ESTATES LIMITED

**PricewaterhouseCoopers LLP**  
10 Bricket Road  
St Albans AL1 3JX  
Telephone +44 (0) 1727 844155  
Facsimile +44 (0) 1727 845039

We have audited the financial statements of Tesco Estates for the 52 weeks ended 27 February 2010 which comprise of the Profit and Loss Account, the Balance Sheet, the Accounting Policies and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

### Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 3 and 4 the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

### Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

### Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 27 February and of its profit for the period 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

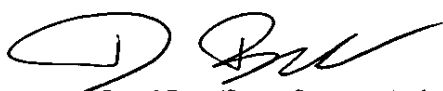
### Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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



David Beer (Senior Statutory Auditor)  
For and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
St Albans  
7 July 2010

## TESCO ESTATES LIMITED

### PROFIT AND LOSS ACCOUNT FOR THE 52 WEEKS ENDED 27 FEBRUARY 2010

	Notes	2010 £	2009 £
Rental Income		5	5
<b>Profit on ordinary activities before taxation</b>	2	5	5
Tax on profit on ordinary activities	3	-	-
<b>Profit for the financial period</b>	7	5	5

There are no recognised gains or losses other than those shown in the Profit and Loss Account above

There are no material differences between the profit on ordinary activities before taxation and the profit for the financial period stated above and their historical cost equivalents


All operations are continuing for the financial period

# TESCO ESTATES LIMITED

## BALANCE SHEET AS AT 27 FEBRUARY 2010

	Notes	2010 £	2009 £
<b>Fixed assets</b>			
Tangible fixed assets	4	25,000	25,000
<b>Current assets</b>			
Debtors – due within one year	5	30	25
<b>Net assets</b>		<b>25,030</b>	<b>25,025</b>
<b>Capital and reserves</b>			
Called up share capital	6	24,910	24,910
Profit and loss reserve	7	120	115
<b>Total equity shareholder's funds</b>	8	<b>25,030</b>	<b>25,025</b>

The financial statements on pages 6 to 11 were approved by the board of directors on 07 July 2010 and were signed on its behalf by

  
J. Lloyd  
Director  
Tesco Estates Limited  
Registered Number 00951257

## **TESCO ESTATES LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEKS ENDED 27 FEBRUARY 2010**

#### **1. ACCOUNTING POLICIES**

##### **Basis of preparation of financial statements**

The financial statements are prepared on the going concern basis, in accordance with applicable United Kingdom accounting standards, under the historical cost convention and in accordance with the Companies Act 2006. The company's principal accounting policies have been applied consistently during the period and are set out below.

In accordance with FRS 2 "Accounting for Subsidiary Undertakings" and Section 400 of the Companies Act 2006, group financial statements have not been prepared because the company is a wholly owned subsidiary of Tesco.

##### **Cash flow statement**

The company is a wholly owned subsidiary of Tesco PLC and is included in the consolidated financial statements of Tesco PLC, which are publicly available. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS 1.

##### **Tangible fixed assets**

Tangible fixed assets are carried at historic purchase and they include amounts in respect of interest paid on funds specifically related to the financing of assets and other costs incurred in bringing the asset to its working condition for its intended use. Interest is capitalised on a gross basis.

Fixed assets are subject to review for impairment in accordance with FRS 11, "Impairment of Fixed Assets and Goodwill". Any impairment is recognised in the Profit and Loss account in the period in which it occurs.

The company's fixed assets comprise of freehold land, which is not depreciated as permitted by FRS 15 "Tangible Fixed Assets".

Management believe that no impairment is necessary on the value of the land, which is valued at cost.

##### **Rental income**

The company receives nominal rent of £5 per annum from another group company, which occupies the freehold land.

##### **Current taxation**

The amount included in the Profit and Loss Account is based on the profit or loss on ordinary activities before taxation and is calculated at current local tax rates, taking into account timing differences and the likelihood of realisation of deferred tax assets and liabilities.

##### **Group relief on taxation**

The company will receive or surrender group relief from group companies without payment and consequently there is no tax charge in the Profit and Loss Account.



## TESCO ESTATES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEKS ENDED 27 FEBRUARY 2010 (continued)

#### 2. PROFIT ON ORDINARY ACTIVITIES

The directors received no emoluments for their services to the company (2009 £nil)

The company had no employees during the period (2009 none)

The auditors' remuneration for the current and prior period was borne by another group company.

#### 3. TAX ON PROFIT ON ORDINARY ACTIVITIES

The overall corporation tax rate for the company for the full year is 28% (2009 blended rate of 28.2%)

	2010 £	2009 £
<b>Current tax:</b>		
UK Corporation tax on profit for the financial period	-	-
Adjustments in respect of previous financial periods	-	-
<b>Total current tax</b>	-	-

The tax assessed for the period is lower (2009 lower) than the standard rate of corporation tax in the United Kingdom. The differences are explained below:

	2010 £	2009 £
Profit on ordinary activities before tax	5	5
Profit on ordinary activities multiplied by standard rate in the UK 28% (2009 28.2%)	1	2
Effects of:		
Group relief received without payment	(1)	(2)
<b>Current tax charge for the financial period</b>	-	-

# TESCO ESTATES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEKS ENDED 27 FEBRUARY 2010 (continued)

### 4. TANGIBLE FIXED ASSETS

	£
<b>Cost</b>	
At 28 February 2009	25,000
<b>At 27 February 2010</b>	<b>25,000</b>
<b>Provision for impairment charge</b>	
At 28 February 2009	-
<b>At 27 February 2010</b>	<b>-</b>
<b>Net book value</b>	
<b>At 27 February 2010</b>	<b>25,000</b>
At 28 February 2009	25,000

The tangible fixed asset detailed in the note above relates to a piece of freehold property in West Street, Ware. The directors believe that the carrying value of the asset is supported by its own market value.

### 5. DEBTORS - DUE WITHIN ONE YEAR

	2010 £	2009 £
Amounts due from group undertakings	30	25

Amounts owed by group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

### 6. CALLED UP SHARE CAPITAL

	2010 £	2009 £
Authorised		
24,910 (2009 24,910) ordinary shares of £1 each	24,910	24,910
Allotted, called up and fully paid		
24,910 (2009 24,910) ordinary shares of £1 each	24,910	24,910

### 7. RESERVES

	Profit and loss reserve £
As at 28 February 2009	115
Profit for the financial period	5
<b>As at 27 February 2010</b>	<b>120</b>

## **TESCO ESTATES LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE 52 WEEKS ENDED 27 FEBRUARY 2010 (continued)**

#### **8. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS**

	2010	2009
	£	£
Profit for the financial period	5	5
Opening shareholders' funds	25,025	25,020
Closing shareholders' funds	25,030	25,025

#### **9. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY**

The company's immediate and ultimate parent undertaking and controlling party is Tesco PLC, which is incorporated in Great Britain and registered in England and Wales, and which is the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of the Tesco PLC financial statements can be obtained from the Company Secretary, Tesco PLC, Tesco House, Delamare Road, Cheshunt, Hertfordshire, EN8 9SL.

#### **10. RELATED PARTY TRANSACTIONS**

Transactions with other companies within the group are not disclosed as the company has taken advantage of the exemption under paragraph 3(c) of Financial Reporting Standard 8 "Related Party Disclosures", as the consolidated financial statements of Tesco PLC, in which the company is included, are available at the address noted above.