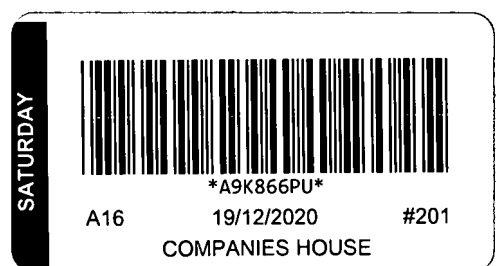


KF Property Limited

Registered in England number 02059297

Directors' report and financial statements

Year ended 31 March 2020



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Directors' report for the year ended 31 March 2020

The directors have pleasure in submitting their annual report and financial statements for the year ended 31 March 2020.

The company's registered number is 02059297.

For the year ended 31 March 2020, the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies. Directors have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476. The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

Business review

The company was dormant throughout the financial year.

Directors and directors' interests

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

J E Diggins – Resigned 31 March 2020

A C Elliott

M S Tweedie – Appointed 1 April 2020

All of the directors at the company's year end were members of Knight Frank LLP. As a consequence of their status as members of Knight Frank LLP, the directors are deemed to have an interest in all of the shares of the company.

By order of the board



M S Tweedie
Director

6 November 2020
55 Baker Street
London
W1U 8AN

Profit and loss account
For the year ended 31 March 2020

During the current and prior year the company did not trade and received no income and incurred no expenditure, consequently during the year the company made neither a profit or loss (2019 £nil).

Balance sheet
As at 31 March 2020

	Notes	2020 £	2019 £
Fixed assets			
Investments	4	61,000	61,000
Current assets			
Debtors			
Called up share capital not paid -due from KF & R Limited		2	2
Creditors: amounts falling due after more than one year			
-due to Knight Frank LLP		(61,000)	(61,000)
Net assets		2	2
Capital and reserves			
Called up share capital	5	2	2
Shareholders' funds – equity		2	2

Audit Exemption

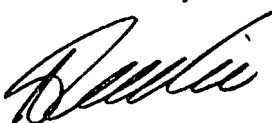
For the year ending 31 March 2020, the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

- the members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476
- the directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts
- These accounts have been prepared in accordance with provisions applicable to companies subject to the small companies' regime.

The notes on pages 3 to 4 form part of these financial statements.

These financial statements were approved by the board of directors on 6 November 2020 and were signed on its behalf by:



M S Tweedie
Director

Notes

(forming part of the financial statements)

1. Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

These financial statements were prepared in accordance with Section 1A of Financial Reporting Standard 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102") as issued in September 2015. The presentation currency of these financial statements is sterling. These financial statements have been prepared under the historical cost convention.

The Company is exempt by virtue of Section 400 of the Companies Act 2006 from the requirement to prepare group financial statements. These financial statements present information about the Company as an individual undertaking and not about its group.

In these financial statements the Company is considered to be a small entity (for the purposes of this FRS) and has applied the exemptions available under Section 1A of FRS 102 in respect of the preparation of a Cash Flow Statement and related notes and a Statement of Changes in Equity.

As the company is a subsidiary of Knight Frank LLP, the company has taken advantage of the exemption in Section 33 of FRS 102 and has therefore not disclosed transactions or balances with entities which form part of the group (or investees of the group qualifying as related parties).

Cash flow statement

The company held no cash or cash equivalents at any time during the year and no cashflow statement has been prepared.

2. Profit and loss account disclosures

None of the directors received any emoluments during the year (2019: nil).

3. Staff Numbers

The company employed no staff during the year (2019: nil).

4. Investments

	2020
	£
Cost and net book value at the beginning and end of the year.	61,000

Investments represent the holding of a 60% share in Knight Frank SNC, a French partnership.

Notes

(forming part of the financial statements)

5. Called up share capital

	2020	2019
	£	£
<i>Authorised</i>		
100 Ordinary shares of £1 each	100	100
	—	—
<i>Issued and allotted</i>		
2 Ordinary shares of £1 each	2	2
	—	—

6. Ultimate parent undertaking and parent undertaking of larger group of which the company is a member

The largest group in which the results of the company are consolidated is that headed by Knight Frank LLP, registered in England and Wales. The consolidated accounts of Knight Frank LLP are available to the public and may be obtained from Companies House. No other group accounts include the results of the company.