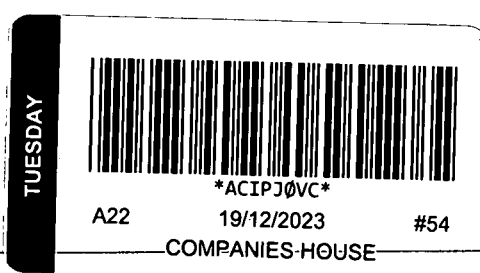


KF Property Limited

Registered in England & Wales number 02059297

Financial Statements and Reports

For the year ended 31 March 2023



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KF Property Ltd
Director's Report
For the year ended 31 March 2023

Directors' report

The directors present their directors' report together with the financial statements for KF Property Limited (the Company) for the year ended 31 March 2023 which were approved by the board of directors (the Board).

For the year ended 31 March 2023, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies. 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.

Principal activity

The Company did not trade and was dormant throughout the financial year.

General information

The Company is a private limited company registered in England and Wales under company number 02059297 at registered address 55 Baker Street, London, W1U 8AN, United Kingdom. The Company's parent company is K.F. & R. Limited registered in England and Wales under company number 02399872 and the Company's ultimate parent company is Knight Frank LLP registered in England and Wales under company number OC305934.

Directors and directors' interests

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

William Beardmore-Gray (appointed 1 April 2022)
Matthew Stuart Tweedie

No directors were employees of the Company, and no directors received remuneration for services to the Company.

By order of the board

DocuSigned by:

77000A1CA730497...
Matthew Stuart Tweedie

Director

30 October 2023
Registered Office: 55 Baker Street, London, W1U 8AN

KF Property Limited
Financial statements
For the year ended 31 March 2023

Profit and loss account
For the year ended 31 March 2023

During the current and prior year the Company did not trade and received no income and incurred no expenditure. Consequently during those years the Company made neither a profit or a loss.

Balance sheet
As at 31 March 2023

	<i>Notes</i>	2023 £	2022 £
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

For the year ending 31 March 2023, the Company was entitled to an 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; and
- the directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the board of directors and were signed on its behalf by:

DocuSigned by:

 77000A1CA730497...
Matthew Stuart Tweedie
 Director
 30 October 2023

The Company's registered number is 02059297.

KF Property Limited
Financial statements
For the year ended 31 March 2023

Notes to the financial statements

1. General information

The Company is a private company limited by share capital, incorporated in England and Wales. The address of its registered office is 55 Baker Street, London W1U 8AN, United Kingdom.

2. 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 January 2022. 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.

3. Directors' emoluments

The directors did not receive any remuneration from the company (2022: £Nil), nor were they paid for their services as directors of the company by any group company or third party. The qualifying services in respect of this company are not considered material.

4. Investments

	2023
	£
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.

KF Property Limited
Financial statements
For the year ended 31 March 2023

Notes to the financial statements (continued)

5. Share capital

	2023	2022
	£	£
<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.