

**K. F. & R. Limited**

Registered in England number 02399872

**Directors' report and financial statements**

**Year ended 31 March 2021**



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## Strategic Report for the year ended 31 March 2021

### Business review

The principal activity of the company is acting as an intermediate holding and financing company for companies in the Knight Frank group.

The results for the year, as shown on page 8, and the financial position of the company as shown on page 9, are considered to be satisfactory by the directors.

### Principal risks and uncertainties

The principal risks faced by the company are its exposure to international property markets and, particularly, significant adverse changes in these markets that might impair the company's investments and loans or require the company to provide financial support to any of its investments. As an intermediate holding company within the Knight Frank group these risks are managed at a group level.

### Key financial performance indicators

The company monitors the underlying performance of its investments, including their overall contribution to the Knight Frank group. Dividends may be paid subject to each of the company's investments underlying financing requirements.

### Future developments

No other significant changes to the business activities are expected in the foreseeable future.

By order of the board



**M. S. Tweedie**  
Director

20 October 2021  
55 Baker Street  
London W1U 8AN

## **Directors' Report for the year ended 31 March 2021**

The directors present their report and the financial statements for the year ended 31 March 2021.

The company's registered number is 02399872

### **Principal activity and business review**

The principal activity of the company is acting as an intermediate holding and financing company for companies in the Knight Frank group. The company made a profit for the year of £502,047 (2020: £175,980 loss).

### **Dividends**

No dividends were recommended nor were paid during the year (2020: £nil).

### **Donations**

The company has not made any political or charitable donations during either year.

### **Directors and directors' interests**

The directors who held office during the year were:

AC Elliott  
AP Sim  
MS Tweedie  
TCS Hyatt  
SJ Clifton (appointed 24 September 2020)

### **Disclosure of information to auditor**

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

### **Going concern**

The company is an investment holding and financing company and has no liabilities. The directors have considered the company's prospects for a period exceeding 12 months from the date of approval of approval of these financial statements and accordingly continue to adopt the going concern basis for the preparation of the financial statements.

### **Auditor**

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the board



**M S Tweedie**  
Director

20 October 2021  
55 Baker Street  
London W1U 8AN

**Statement of directors' responsibilities in respect of the strategic report, the Directors' Report and the financial statements**

The directors are responsible for preparing the Strategic Report, the Directors' 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 FRS 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 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;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

## **Independent auditor's report to the members of K. F. & R. Limited**

### **Opinion**

We have audited the financial statements of K.F. & R Limited ("the company") for the year ended 31 March 2021 which comprise the Profit and loss account and other comprehensive income, Statement of financial position, Statement of changes in equity and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

### **Going concern**

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the company will continue in operation.

### **Fraud and breaches of laws and regulations – ability to detect**

#### *Identifying and responding to risks of material misstatement due to fraud*

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors and inspection of policy documentation as to the parent entities' high-level policies and procedures to prevent and detect fraud, including the channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes.
- Considering remuneration incentive schemes and performance targets for management and directors

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

## **Independent auditor's report to the members of K. F. & R. Limited (continued)**

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries.

We did not identify any additional fraud risks.

On this audit we do not believe there is a fraud risk related to revenue recognition because the Company's income primarily arises from non-complex intercompany dividends and interest payments.

In determining the audit procedures, we took into account the results of our evaluation of the Company fraud risk management controls.

We performed procedures including:

- identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted by senior finance management and those posted to unusual account combinations.

### *Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations*

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the directors and other management (as required by auditing standards), and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies' legislation), distributable profits and taxation legislation. We assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, anti-bribery and certain aspects of company legislation. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

### *Context of the ability of the audit to detect fraud or breaches of law or regulation*

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

## **Independent auditor's report to the members of K. F. & R. Limited (continued)**

### **Strategic report and directors' report**

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

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

Under the Companies Act 2006 we are required 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.

We have nothing to report in these respects.

### **Directors' responsibilities**

As explained more fully in their statement set out on page 3, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.



## **Independent auditor's report to the members of K. F. & R. Limited (continued)**

### **Auditor's responsibilities**

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

### **The purpose of our audit work and to whom we owe our responsibilities**

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.

**Paul Glendenning (Senior Statutory Auditor)**  
**for and on behalf of KPMG LLP, Statutory Auditor**

*Chartered Accountants*

15 Canada Square  
London

E14 5GL

20 October 2021

**Profit and loss account and other comprehensive income**  
**For the year ended 31st March 2021**

|  | Notes | 2021<br>£000 | 2020<br>£000 |
|--|-------|--------------|--------------|
| Other operating expenses (including impairment reversal of £1.6M (2020: £2.5M charge)) | 3     | (51)         | (2,061)      |
| <b>Operating loss</b>  |       | (51)         | (2,061)      |
| Income from fixed asset investments  | 6     | 425          | 1,883        |
| Interest received and similar income   |       | 144          | 109          |
| <b>Profit / (loss) on ordinary activities before taxation</b>                          | 3     | 518          | (69)         |
| Tax on profit / (loss) on ordinary activities  | 7     | (16)         | (107)        |
| <b>Profit / (loss) for the financial year and total comprehensive income</b>           |       | 502          | (176)        |

The notes on pages 11 to 20 form part of these financial statements.

The results for the current and prior year relate solely to continuing operations.

**Statement of financial position**  
**As at 31st March 2021**

|   | Notes | <b>2021</b><br><b>£000</b> | <b>2020</b><br><b>£000</b> |
|---|-------|----------------------------|----------------------------|
| <b>Fixed assets</b>                                   |       |                            |                            |
| Investments   | 8     | 2,340                      | 2,445                      |
| <b>Current assets</b>                                 |       |                            |                            |
| Debtors   | 9     | 9,683                      | 11,104                     |
| Cash at bank and in hand                              |       | <u>2,919</u>               | <u>994</u>                 |
| <b>Total current assets</b>                           |       | 12,602                     | 12,098                     |
| <b>Creditors: amounts falling due within one year</b> | 10    | -                          | (103)                      |
| <b>Net current assets</b>                             |       | <u>14,942</u>              | <u>11,995</u>              |
| <b>Total assets less current liabilities</b>          |       | <u>14,942</u>              | <u>14,440</u>              |
| <b>Net assets</b>                                     |       | <u>14,942</u>              | <u>14,440</u>              |
| <b>Capital and reserves</b>                           |       |                            |                            |
| Called up share capital                               | 11    | 1                          | 1                          |
| Profit and loss account                               |       | <u>14,941</u>              | <u>14,439</u>              |
| <b>Shareholders' funds – equity</b>                   |       | <u>14,942</u>              | <u>14,440</u>              |

The notes on pages 11 to 20 form part of these financial statements and were approved by the board of directors on the 20 October 2021.

The company's registered number is 02399872.



**M S Tweedie**  
Director

**K. F. & R. Limited**  
**Directors' report and financial statements**  
**For the year ended 31st March 2021**

**Statement of Changes in Equity**  
**For the year ended 31 March 2021**

|  | <b>Called up<br/>share<br/>capital</b> | <b>Profit and<br/>loss<br/>account</b> | <b>Total equity</b> |
|--|--|--|---------------------|
|  | <b>£000</b>                            | <b>£000</b>                            | <b>£000</b>         |
| <b>Balance at 1 April 2019</b>                               | <b>1</b>                               | <b>14,615</b>                          | <b>14,616</b>       |
| Loss for the financial year and total comprehensive income   | -                                      | (176)                                  | (176)               |
| <b>Balance at 31 March 2020</b>                              | <b>1</b>                               | <b>14,439</b>                          | <b>14,440</b>       |
| Profit for the financial year and total comprehensive income | -                                      | 502                                    | 502                 |
| <b>Balance at 31 March 2021</b>                              | <b>1</b>                               | <b>14,941</b>                          | <b>14,942</b>       |

The notes on pages 11 to 20 form part of these financial statements.

**Notes**

(forming part of 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.

**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 Financial Reporting Standard 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102") as issued in March 2018. 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.

Under Financial Reporting Standard 102 (Paragraph 1.12), the company is exempt from the requirement to prepare a cash flow statement as been a qualifying entity on the grounds that a parent undertaking includes the company in its own published consolidated financial statements.

As the company is a wholly owned subsidiary of Knight Frank LLP, the company has taken advantage of the exemption contained 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). The consolidated financial statements of Knight Frank LLP, within which this company is included, can be obtained from Companies House.

**Going Concern**

As at 31 March 2021 the Company has net current assets of £15K and net assets of £15K.

On 11 March 2020 the World Health Organisation declared a global pandemic, the early stages of which had a significant impact on the Group, particularly during the first quarter of the financial year ended 31 March 2021.

During the year ended 31 March 2021 the Group made a profit before tax of £176,994,000. On 11 March 2020 the World Health Organisation declared a global pandemic, the early stages of which had a significant impacts on the Group, particularly during the first quarter of the financial year ended 31 March 2021.

The Group's Global Executive Board ('GEB') has performed a detailed going concern assessment based on the latest approved budgets and taking account of the significant uncertainty arising from the Covid-19 pandemic covering the period to December 2022. The assessment includes a significant downside scenario analysis.

Specifically, the directors have considered a severe but plausible downside scenario which includes:

- An overall reduction of revenue of 10% in the year to 31 March 2022 compared with budgeted revenue in 2022. This reduction reflects a potential for a slowing of residential sales and a slower pickup in commercial transactional business.
- Forecast revenue is assumed to improve from 1 April 2022 but remains similar to pandemic levels in the downside forecasts to 31 December 2022.

- The termination of Government support including job support schemes and rates relief.

The Group currently has no external debt and very significant cash balances. At 31 March 2021 the Group had net cash and cash equivalents of £245,075,000 and trading performance has exceeded budget up to the date of the financial statement approval. Having considered the severe but plausible scenario noted above and forecast cash balance, the GEB have concluded that the Group has sufficient cash reserves and local facilities, where appropriate, to continue in operational existence until at least the end of December 2022. Consequently, the GEB continues to adopt the going concern basis of accounting in preparing the annual financial statements.

The company is an investment holding and financing company and has no liabilities as at 31 March 2021. The directors have considered the company's prospects for a period exceeding 12 months from the date of approval of these financial statements and accordingly continue to adopt the going concern basis for the preparation of the financial statements.

### **Foreign currencies**

Transactions in foreign currencies are recorded using the rate of exchange ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated using the rate of exchange ruling at the end balance sheet date and gains or losses on transactions are included operating expenses in the profit and loss account.

### **Interest receivable**

Interest income is recognised in profit or loss as it accrues, using the effective interest method.

### **Trade and other debtors / creditors**

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

### **Investments in subsidiaries and associates**

Investments that the Company holds in subsidiaries and associates of the Knight Frank LLP group are carried at cost less impairment.

### **Impairment**

The carrying amounts of the entity's investments and loans are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an investment is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the investment. The recoverable amount of loans is assessed based on the potential likelihood of default taking into account expected economic conditions.

Impairment losses are recognised if the carrying amount of an asset exceeds its estimated recoverable amount. Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only to the extent that the asset's revised carrying amount does not exceed the original carrying amount. Impairment losses and their reversal are recognised as operating expenses in the profit and loss account. Foreign exchange movements are recognised in operating expenses.

## **Taxation**

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date.

### **3 Profit / (loss) on ordinary activities before taxation**

Profit / (loss) on ordinary activities before taxation is stated after charging:

|                                | <b>2021</b> | 2020  |
|--------------------------------|-------------|-------|
|                                | <b>£000</b> | £000  |
| Foreign exchange loss / (gain) | 942         | (453) |
|                                | <hr/>       | <hr/> |

Auditor's remuneration - The audit fee of £20,000 (2020: £19,000) for the year was borne by Knight Frank LLP, the parent undertaking. There were no non-audit services provided by the company's auditor during the year (2020: £nil).

### **4 Directors' emoluments**

The directors received no emoluments for their services to the company for either the current or previous year.

### **5 Staff numbers**

The company does not employ any staff directly (2020: nil).

### **6 Income from fixed asset investments**

|                      | <b>2021</b> | 2020  |
|----------------------|-------------|-------|
|                      | <b>£000</b> | £000  |
| Dividends receivable | 425         | 1,883 |
|                      | <hr/>       | <hr/> |

### **7 Tax on profit / (loss) on ordinary activities**

|  | <b>2021</b> | 2020  |
|--|-------------|-------|
|  | <b>£000</b> | £000  |
| Corporate tax charge on (loss) / profit for the year |             |       |
| - current year                                       | -           | 107   |
| - prior year adjustment                              | 16          | -     |
|  | <hr/>       | <hr/> |
| Tax charge for the year                              | 16          | 107   |
|  | <hr/>       | <hr/> |

**Factors affecting the tax charge for the current year**

The tax charge for the year is higher/lower (2019: higher) than the standard rate of corporation tax in the UK. The differences are explained below.

|   | <b>2021</b><br><b>£000</b> | 2020<br>£000 |
|---|----------------------------|--------------|
| Profit / (loss) on ordinary activities before tax | 518                        | (69)         |
|   | <hr/>                      | <hr/>        |
| Current tax at 19%                                | 98                         | (13)         |
| Effects of:                                       |                            |              |
| Expenses not deductible for tax purposes          | -                          | 478          |
| Income not subject to tax                         | (179)                      | 478          |
| Dividends (Exempt from UK tax)                    | (81)                       | (358)        |
| Withholding tax on interest                       | -                          | -            |
| Overseas tax                                      | -                          | -            |
| Prior year adjustment                             | 16                         | -            |
| Loss carried forward                              | 162                        | -            |
|   | <hr/>                      | <hr/>        |
| Tax charge for the year                           | 16                         | 107          |
|   | <hr/>                      | <hr/>        |



**8 Fixed asset investments**

|                       | <b>Investments<br/>in<br/>subsidiaries<br/>£000</b> | <b>Investments<br/>in associates<br/>£000</b> | <b>Total<br/>£000</b> |
|-----------------------|---|---|-----------------------|
| <b>Cost</b>           |   |   |                       |
| At beginning of year  | 2,261   | 504   | 2,765                 |
| Additions             | -   | -   | -                     |
|                       | <hr/>   | <hr/>   | <hr/>                 |
| At end of year        | <b>2,261</b>  | <b>504</b>                                    | <b>2,765</b>          |
|                       | <hr/>   | <hr/>   | <hr/>                 |
| <b>Provisions</b>     |   |   |                       |
| At beginning of year  | 317   | 3   | 320                   |
| Impairment losses     | -   | 105   | 105                   |
|                       | <hr/>   | <hr/>   | <hr/>                 |
| At end of year        | <b>317</b>  | <b>108</b>                                    | <b>425</b>            |
|                       | <hr/>   | <hr/>   | <hr/>                 |
| <b>Net book value</b> |   |   |                       |
| At beginning of year  | 1,944   | 501   | 2,445                 |
|                       | <hr/>   | <hr/>   | <hr/>                 |
| At end of year        | <b>1,944</b>  | <b>396</b>                                    | <b>2,340</b>          |
|                       | <hr/>   | <hr/>   | <hr/>                 |

**Fixed Asset Investments (continued)**

Undertakings in which the company's interest in the ordinary share capital at the year-end was more than 20% are as follows:

|  | <b>Holding<br/>2021</b> | <b>Holding<br/>2020</b> | <b>Registered office</b>  |
|--|-------------------------|-------------------------|---|
| <b>Subsidiary undertakings</b>                         |                         |                         |   |
| KFZ Investments Limited *                              | 100%                    | 100%                    | 55 Baker Street, London   |
| Knight Frank (Middle East) Ltd *                       | 100%                    | 100%                    | 55 Baker Street, London   |
| KF (France) Ltd  | 100%                    | 100%                    | 55 Baker Street, London   |
| KF Property Ltd *                                      | 100%                    | 100%                    | 55 Baker Street, London   |
| Knight Frank Spol. Sro *                               | 100%                    | 100%                    | 841/3 Wenceslas Square, 110 00 Prague<br>1, Czech Republic        |
| Knight Frank SNC                                       | 60%                     | 60%                     | 7 Place Vendome, 75001 Paris, France                              |
| Knight Frank Expertises SAS *                          | 60%                     | 60%                     | 7 Place Vendome, 75001 Paris, France                              |
| Knight Frank España SAU *                              | 100%                    | 100%                    | Calle Suero de Quiñones, 34 28002<br>Madrid, Spain                |
| Knight Frank Australia Holdings Pty<br>Ltd             | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Knight Frank Australia Pty Ltd                         | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Knight Frank Occupier Services Pty<br>Ltd              | 100%                    | 100%                    | Level 22, 123 Pitt Street, Sydney. NSW<br>2000, Australia         |
| Knight Frank Project Marketing<br>NSW Pty Ltd          | 100%                    | 100%                    | Level 22, 123 Pitt Street, Sydney. NSW<br>2000, Australia         |
| RE Licensing (NZ) Limited                              | 100%                    | 100%                    | c/o KPMG, 9 Princes Street, Auckland,<br>New Zealand              |
| Knight Frank Project Marketing Vic<br>Pty Ltd          | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Knight Frank (Qld) Pty Ltd                             | 100%                    | 100%                    | Level 3, 12 Creek Street, Brisbane QLD<br>4000, Australia         |
| Knight Frank (NSW) Pty Ltd                             | 100%                    | 100%                    | Level 22, 123 Pitt Street, Sydney. NSW<br>2000, Australia         |
| Knight Frank (Canberra) Pty Ltd                        | 100%                    | 100%                    | Level 4, 64 Allara Street, Canberra, ACT<br>2600, Australia       |
| Knight Frank (Vic) Pty Ltd                             | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Knight Frank (SA) Pty Ltd                              | 100%                    | 100%                    | Level 25, 91 King William Street,<br>Adelaide, SA 3000, Australia |
| Knight Frank (WA) Pty Ltd                              | 100%                    | 100%                    | Level 10, 2 The Esplanade, Perth, WA<br>6000, Australia           |
| Expotel Pty Ltd  | 100%                    | 100%                    | Level 22, 123 Pitt Street, Sydney. NSW<br>2000, Australia         |
| Knight Frank (International) Pty Ltd                   | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Baillieu Real Estate (S E Asia) Pty<br>Ltd             | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Choice Security Pty Ltd                                | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Knight Frank Licensing (Townsville)<br>Pty Ltd         | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Knight Frank Licensing (Gold<br>Coast) Pty Ltd         | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Knight Frank Licensing (Newcastle)<br>Pty Ltd          | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |
| Knight Frank Licensing (Northern<br>Territory) Pty Ltd | 100%                    | 100%                    | Level 29, 120 Collins Street, Melbourne,<br>VIC 3000, Australia   |

**Fixed Asset Investments**  
**(continued)**

|  |      |      |  |
|--|------|------|--|
| Knight Frank Licensing (Cairns) Pty Ltd                | 100% | 100% | Level 29, 120 Collins Street, Melbourne, VIC 3000, Australia   |
| Knight Frank Licensing Pty Ltd                         | 100% | 100% | Level 29, 120 Collins Street, Melbourne, VIC 3000, Australia   |
| Knight Frank Licensing (NSW Project Marketing) Pty Ltd | 100% | 100% | Level 29, 120 Collins Street, Melbourne, VIC 3000, Australia   |
| Newmark Knight Frank Pty Ltd                           | 100% | 100% | Level 29, 120 Collins Street, Melbourne, VIC 3000, Australia   |
| Australian Property Advisory Pty Ltd                   | 100% | 100% | Level 29, 120 Collins Street, Melbourne, VIC 3000, Australia   |
| Australian Property Advisory No.4 Pty Ltd              | 100% | 100% | Level 29, 120 Collins Street, Melbourne, VIC 3000, Australia   |
| Australian Property Advisory No.5 Pty Ltd              | 100% | 100% | Level 29, 120 Collins Street, Melbourne, VIC 3000, Australia   |
| KF Insignia Pty Limited                                | 100% | 100% | Level 29, 120 Collins Street, Melbourne, VIC 3000, Australia   |
| Knight Frank (Mauritius) Ltd *                         | 100% | 100% | 6th Floor, Tower A, 1 CyberCity, Ebène, Mauritius  |
| Knight Frank (India) Pvt Ltd                           | 100% | 100% | 1st Floor, Paville House, Near Twin Towers, Off Veer Savarkar Marg, Prabhadevi, Mumbai – 400025, India |
| Knight Frank Property Services Pvt Ltd                 | 100% | 100% | 1st Floor, Paville House, Near Twin Towers, Off Veer Savarkar Marg, Prabhadevi, Mumbai – 400025, India |
| KFAP IT Ltd  | 86%  | 86%  | 4th Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  |
| Knight Frank Petty Holdings Ltd                        | 79%  | 79%  | 4th Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  |
| Knight Frank Petty Ltd                                 | 79%  | 79%  | 4th Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  |
| Knight Frank Asset Appraisal Ltd                       | 79%  | 79%  | 4th Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  |
| CP Property Management Ltd                             | 79%  | 79%  | 4th Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  |
| Knight Frank Services Ltd                              | 79%  | 79%  | 4th Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  |
| Knight Frank Hong Kong Ltd                             | 79%  | 79%  | 4th Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  |
| Knight Frank Macau Ltd                                 | 79%  | 79%  | 4th Floor, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong  |
| Knight Frank Shanghai Property Consultants Co Ltd      | 79%  | 79%  | Avenida da Praia Grande, n° 655, Edificio Great Will, 16° andar, Unidade A, em Macau                   |
| Knight Frank Asia Pacific Pte Ltd                      | 86%  | 86%  | 17/F Eco City, 1788 West Nanjing Road, Jing'an District, Shanghai 200040 PRC, China                    |
| Knight Frank Capital Markets Pte Ltd                   | 96%  | 96%  | 10 Collyer Quay, #08-01 Ocean Fincial Centre, Singapore 049315   |
| Knight Frank Botswana Ltd *                            | 70%  | 70%  | Plot 183, Queens Road, Gaborone, PO Box 655, Gaborone, Botswana  |
| Knight Frank (Malawi) Ltd *                            | 52%  | 52%  | Plantation House, Victoria Avenue, Blantyre, Malawi  |

**K. F. & R. Limited**  
**Directors' report and financial statements**  
**For the year ended 31st March 2021**

**Fixed Asset Investments**  
**(continued)**

|   |     |     |   |
|---|-----|-----|---|
| Knight Frank Zambia Ltd *                                 | 70% | 70% | 74 Independence Avenue, P.O. Box 36692, Lusaka, Zambia  |
| Knight Frank (Tanzania) Ltd *                             | 50% | 50% | 3rd Floor, International House, Garden Avenue/Shaban Robert, PO Box 9333, Dar es Salaam, Tanzania         |
| <b>Associated undertakings</b>                            |     |     |   |
| Knight Frank SA/NV  | 20% | 20% | Avenue Louise 143/11, 1050 Bruxelles, Belgium   |
| Knight Frank Cyprus Holdings Ltd                          | 0%  | 0%  | Griva Digeni Avenue, 82 Stephanie House, 2nd floor, Flat/Office 204, 3101 Limassol, Cyprus                |
| KF Cyprus Ltd *   | 0%  | 0%  | Griva Digeni Avenue, 82 Stephanie House, 2nd floor, Flat/Office 204, 3101 Limassol, Cyprus                |
| AO Knight Frank   | 48% | 48% | Vasilevskaya Street, 4, Moscow, Russia, 123056  |
| AO Knight Frank St Petersburg                             | 48% | 48% | Mayakovskogo Street, 3-B, liter A, Saint Petersburg, Russia, 191025                                       |
| Knight Frank Sp.z o.o. *                                  | 33% | 33% | ul. Mokotowska 49, 00-542 Warszawa, Poland  |
| Knight Frank (Kenya) Ltd *                                | 45% | 45% | LR No. 209/11459, Lion Place, Waiyaki Way, PO Box 39773, 00623 Nairobi Parklands, Kenya                   |
| Knight Frank (Valuers) Ltd                                | 45% | 45% | LR No. 209/11459, Lion Place, Waiyaki Way, PO Box 39773, 00623 Nairobi Parklands, Kenya                   |
| Knight Frank (Uganda) Ltd                                 | 41% | 41% | Plot 4, Kimathi Avenue, PO Box 24513, Kampala, Uganda   |
| Knight Frank Chartered (Thailand) Ltd                     | 42% | 42% | 65/192, 23rd Floor, Chamnan Phenjati Business Center, Rama 9 Road, Huaywang Bangkok, Thailand             |
| Knight Frank Phuket Ltd                                   | 38% | 38% | 49/29-30, Bandon-Cherngtalay road, Cherngtalay sub-district, Talang District, Phuket, Thailand            |
| PT Willson Properti Advisindo                             | 34% | 34% | Wisma Nugra Santana #17-03, Jl. Jenderal Sudirman Kav. 7-8, Jakarta 10220, Indonesia                      |
| PT Wilson Management Services                             | 27% | 27% | Wisma Nugra Santana #17-03, Jl. Jenderal Sudirman Kav. 7-8, Jakarta 10220, Indonesia                      |
| Malaysia Sdn Bhd  | 26% | 26% | C-GR-2(Suite 1)Ground Floor, Block C, Menara Uncang Emas, 85,Jalan Loke Yew, 55200 Kuala Lumpur, Malaysia |
| Knight Frank Property Management Sdn Bhd (new investment) | 25% | 25% | C-GR-2(Suite 1)Ground Floor, Block C, Menara Uncang Emas, 85,Jalan Loke Yew, 55200 Kuala Lumpur, Malaysia |
| Knight Frank Zimbabwe Partnership                         | 45% | 45% | 86 Kwame Nkrumah Avenue/Sam Nujoma Street, 1st Floor, Finsure House, P.O. Box 3526, Harare, Zimbabwe      |
| Hart Investments (Private) Ltd                            | 45% | 45% | 86 Kwame Nkrumah Avenue/Sam Nujoma Street, 1st Floor, Finsure House, P.O. Box 3526, Harare, Zimbabwe      |
| Knight Frank Pte Ltd                                      | 39% | 39% | 10 Collyer Quay, #08-01 Ocean Fincial Centre, Singapore 049315  |

**Fixed Asset Investments**  
**(continued)**

|  |     |     |  |
|--|-----|-----|--|
| Knight Frank Property Asset Management Pte Ltd | 39% | 39% | 10 Collyer Quay, #08-01 Ocean Fincial Centre, Singapore 049315 |
| Knight Frank Property Network Pte Ltd          | 39% | 39% | 10 Collyer Quay, #08-01 Ocean Fincial Centre, Singapore 049315 |

\* Shares in the above are held directly by K.F. & R. Limited unless noted with an asterisk.

**9 Debtors**

|                                    | <b>2021</b> | 2020   |
|------------------------------------|-------------|--------|
|                                    | <b>£000</b> | £000   |
| Amounts owed by group undertakings | 9,627       | 11,104 |
| Other debtors                      | 15          | -      |
| Prepayments and accrued income     | 41          | -      |
|                                    | <hr/>       | <hr/>  |
|                                    | 9,683       | 11,104 |
|                                    | <hr/>       | <hr/>  |

Included within Debtors there is an amount of £18,972K which is owed by different group undertakings which has been impaired by £10,203K (2020: £11,825K) in the current year.

**10 Creditors: amounts falling due within one year**

|  | <b>2021</b> | 2020  |
|--|-------------|-------|
|  | <b>£000</b> | £000  |
| Other creditors including taxation and social security | -           | 103   |
|  | <hr/>       | <hr/> |
|  | -           | 103   |
|  | <hr/>       | <hr/> |

**11 Called up share capital**

|   | <b>2021</b> | 2020  |
|---|-------------|-------|
|   | <b>£</b>    | £     |
| <b>Allotted, called up and fully paid</b> |             |       |
| 1,330 ordinary shares of £1 each          | 1,330       | 1,330 |
|   | <hr/>       | <hr/> |

**12 Ultimate parent undertaking and parent undertaking of larger group of which the company is a member**

The company is a subsidiary undertaking of Knight Frank LLP, registered in England and Wales.

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 members of which are the Company's ultimate controlling party. 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.

**13 Subsequent events**

There have been no material events subsequent to the statement of financial position date and the date of approval of these financial statements that would have a material financial effect on the company.