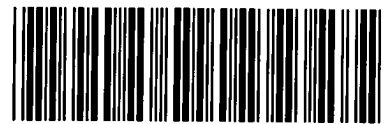


**BEEHYTHE ESTATES LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED**  
**25 FEBRUARY 2017**  
**Registered Number:**  
**02796568**

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**BEEHYTHE ESTATES LIMITED****BALANCE SHEET AS AT 25 FEBRUARY 2017**

	Note	2017 £'000	2016 £'000
CURRENT ASSETS			
Receivables - amounts owed by Group undertakings		21,646	21,646
CURRENT LIABILITIES			
Payables - amounts owed to Group undertakings		(14,391)	(14,391)
<b>NET CURRENT ASSETS</b>		<b>7,255</b>	<b>7,255</b>
CAPITAL AND RESERVES			
Called up share capital	3	5,000	5,000
Retained earnings		2,255	2,255
<b>EQUITY SHAREHOLDER'S FUNDS</b>		<b>7,255</b>	<b>7,255</b>

For the period ended 25 February 2017 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 financial statements for the period in question in accordance with Section 476 of the Companies Act 2006.

The Directors acknowledge their responsibility for :

- a) Ensuring the Company keeps accounting records which comply with Section 386 of the Companies Act 2006.
- b) Preparing financial statements which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit or loss for the financial period in accordance with Section 393 of the Companies Act 2006, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the Company.

Approved by the Board on 14 July 2017

*Robert Welch*

R Welch  
 Director  
 Beehythe Estates Limited  
 Registered Number: 02796568  
 Registered Office: Tesco House, Shire Park, Kestrel Way, Welwyn Garden City, AL7 1GA

The notes on page 3 form part of these financial statements.

**BEEHYTHE ESTATES LIMITED****NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED  
25 FEBRUARY 2017****1 PRINCIPAL ACCOUNTING POLICIES**

The financial statements are prepared on the going concern basis in accordance with applicable accounting standards, under the historical cost convention, and in accordance with the Companies Act 2006. The financial statements have been prepared in accordance with FRS 102.

Transactions with other companies within the Group are not disclosed as the Company has taken advantage of the exemption under FRS 102 section 33.1A.

**2 ACTIVITY AND DIRECTORS**

During the year the Company has not traded and consequently an Income Statement has not been disclosed.

P Moore resigned as a director on 30 June 2016.

R Welch was appointed as a director on 10 August 2016.

The Directors received no emoluments for their services to the Company (2016: £nil).

The Company had no employees during the period (2016: none).

**3 CALLED UP SHARE CAPITAL**

	2017	2016
	£'000	£'000
Allotted, called up and fully paid		
<u>5,000,000 Ordinary shares of £1 each</u>	<u>5,000</u>	<u>5,000</u>

**4 ULTIMATE PARENT UNDERTAKING**

The Company's immediate parent is Tesco Property Holdings Limited.

The Company's ultimate parent undertaking and controlling party is Tesco PLC, which is 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, Shire Park, Kestrel Way, Welwyn Garden City, AL7 1TW.