

Company registration number: 03562452

# Lendlease (Elephant & Castle) Retail Limited

Annual Report and Financial Statements

for the year ended 30 June 2020



# **Lendlease (Elephant & Castle) Retail Limited**

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## **Lendlease (Elephant & Castle) Retail Limited**

### **Directors Report for the Year Ended 30 June 2020**

The directors of Lendlease (Elephant & Castle) Retail Limited present their report for the financial year ended 30 June 2020.

#### **Directors of the company**

The following persons held office as directors of the Company during the financial year and up to the date of this report:

J D Clark

K S Lansdown

G G Thomas

K L White

#### **Results**

The Company's profit after tax for the year was £1,741k (2019: £28k).

#### **Dividends**

The directors do not recommend the payment of a dividend (2019: £nil).

#### **Political donations**

The Company made no political donations or incurred any political expenditure during the year (2019: £nil).

#### **Outlook**

With the continuing support of the Lendlease group, the Company will continue to hold Elephant Park retail units.

Lendlease continues to monitor potential risks and uncertainties posed from the UK's exit from the EU. In particular, consideration has been given to specific risks relating to the workforce, investors, customers, the security of our supply chain and where possible, mitigating actions are being implemented. We are of the view that the UK, and in particular London, is one of the most resilient economies in the world. Despite the continuing political uncertainty surrounding Brexit, Lendlease believes in the long-term viability of the UK as a place to invest.

Lendlease is closely monitoring the developing situation relating to COVID-19 which has emerged in early 2020. The Directors and management of the wider Lendlease Group have taken immediate and significant actions, all within management's control, to reduce costs and optimise the cash flow and liquidity position, including reduction of non-essential capital and project expenditure and overhead reduction initiatives. The full impact the pandemic will have on the Company is uncertain given the situation is evolving and the wider impact on the economy is unknown, however due to the nature of the Company, to date, there has not been a material impact. Refer to note 2 of the financial statements which provides further details around the directors' assessment of the Company to continue as a going concern.

#### **Events after the balance sheet date**

There were no material events subsequent to the end of the financial year.

#### **Disclosure of information to the 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.

**Lendlease (Elephant & Castle) Retail Limited**

**Directors Report for the Year Ended 30 June 2020 (continued)**

**Reappointment of 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.

Approved by the Board on 19 January 2021... and signed on its behalf by:

  
.....  
J D Clark  
Director

## **Lendlease (Elephant & Castle) Retail Limited**

### **Statement of Directors' Responsibilities**

The directors are responsible for preparing 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 the directors have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 101 *Reduced Disclosure Framework*.

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 accounting 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 Lendlease (Elephant & Castle) Retail Limited**

### **Opinion**

We have audited the financial statements of Lendlease (Elephant & Castle) Retail Limited (the "Company") for the year ended 30 June 2020, which comprise the Statement of Profit or Loss and Other Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, and related notes, including the accounting policies in note 3.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 30 June 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 *Reduced Disclosure Framework*; 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").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the financial statements. 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. We have nothing to report in these respects.

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 absence of reference to a material uncertainty in this auditor's report is not a guarantee that the Company will continue in operation.

### **Directors' report**

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

Our responsibility is to read 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 directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

## **Independent Auditor's Report to the Members of Lendlease (Elephant & Castle) Retail Limited (continued)**

### **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; or
- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

### **Directors' responsibilities**

As explained more fully in the Statement of Directors' Responsibilities 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 the directors 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.

### **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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these 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).

**Independent Auditor's Report to the Members of Lendlease (Elephant & Castle) Retail Limited (continued)**

**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.



.....  
Ian Griffiths  
(Senior Statutory Auditor)  
for and on behalf of KPMG LLP, Statutory Auditor  
Chartered Accountants  
15 Canada Square  
London  
United Kingdom  
E14 5GL

Date: 21 January 2021

# Lendlease (Elephant & Castle) Retail Limited

## Statement of Profit or Loss and Other Comprehensive Income For the year ended 30 June 2020

	Note	2020 £ 000	2019 £ 000
Revenue	4	4,434	35
Cost of sales		(3,380)	-
<b>Gross profit</b>		<b>1,054</b>	<b>35</b>
Administrative expenses		(16)	-
Other operating income	5	1,535	-
<b>Results from operating activities</b>		<b>2,573</b>	<b>35</b>
Finance costs		(422)	-
<b>Net finance cost</b>		<b>(422)</b>	<b>-</b>
<b>Profit before tax</b>		<b>2,151</b>	<b>35</b>
Income tax expense	9	(410)	(7)
<b>Profit after tax</b>		<b>1,741</b>	<b>28</b>
<b>Total comprehensive income after tax</b>		<b>1,741</b>	<b>28</b>

The above results were derived from continuing operations.

The notes to and forming part of these financial statements are set out on pages 10 to 22.

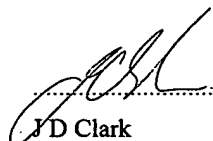
# Lendlease (Elephant & Castle) Retail Limited

## Statement of Financial Position as at 30 June 2020

	Note	2020 £ 000	2019 £ 000
<b>Non current assets</b>			
Inventories	11	3,715	16,051
Investment properties	10	22,155	460
<b>Total non current assets</b>		<b>25,870</b>	<b>16,511</b>
<b>Current assets</b>			
Cash and cash equivalents		105	-
Trade and other receivables	12	666	35
<b>Total current assets</b>		<b>771</b>	<b>35</b>
<b>Total assets</b>		<b>26,641</b>	<b>16,546</b>
<b>Non current liabilities</b>			
Deferred tax liabilities	9	(301)	(12)
<b>Total non current liabilities</b>		<b>(301)</b>	<b>(12)</b>
<b>Current liabilities</b>			
Trade and other payables	14	(24,385)	(16,441)
Current tax payable		(128)	(7)
<b>Total current liabilities</b>		<b>(24,513)</b>	<b>(16,448)</b>
<b>Total liabilities</b>		<b>(24,814)</b>	<b>(16,460)</b>
<b>Net assets</b>		<b>1,827</b>	<b>86</b>
<b>Equity</b>			
Issued capital	13	-	-
Retained earnings		1,827	86
<b>Total equity</b>		<b>1,827</b>	<b>86</b>

The notes to and forming part of these financial statements are set out on pages 10 to 22.

These statements were approved by the Board on 19 JANUARY 2021..... and were signed on its behalf by:

  
.....  
J D Clark

Director

Company Registration Number: 03562452

# **Lendlease (Elephant & Castle) Retail Limited**

## **Statement of Changes in Equity for the year ended 30 June 2020**

	<b>Share capital £ 000</b>	<b>Retained earnings £ 000</b>	<b>Total £ 000</b>
At 1 July 2018	-	58	58
<b>Total comprehensive income</b>			
Profit for the year	-	28	28
<b>Total comprehensive income</b>	-	28	28
At 30 June 2019	-	86	86

	<b>Share capital £ 000</b>	<b>Retained earnings £ 000</b>	<b>Total £ 000</b>
At 1 July 2019	-	86	86
<b>Total comprehensive income</b>			
Profit for the year	-	1,741	1,741
<b>Total comprehensive income</b>	-	1,741	1,741
At 30 June 2020	-	1,827	1,827

The notes to and forming part of these financial statements are set out on pages 10 to 22.

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020**

#### **1 General information**

Lendlease (Elephant & Castle) Retail Limited (the "Company") is a private company limited by share capital incorporated and domiciled in United Kingdom. The company registration number is 03562452.

With the continuing support of the Lendlease group, the Company will continue to hold Elephant Park retail units.

The principal activity is that of acquisition, sale and letting of retail properties.

#### **2 Basis of preparation**

##### **Basis of preparation**

The financial statements have been prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework*.

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

In the financial statements, the Company has taken advantage of the following disclosure exemptions available under FRS 101:

- IAS 7: Preparing a cash flow statement and related notes;
- IAS 8: The listing of new or revised standards that have not been adopted (and information about the likely impact);
- IFRS 7: Financial instruments and financial risk disclosures;
- IAS 1: Disclosures in respect of capital management;
- IFRS 13: Fair value measurement disclosures;
- IAS 24: Disclosure of related party transactions entered into between members of the group, providing that any subsidiaries party to the transaction are wholly owned;
- IAS 24: Disclosure of compensation for key management personnel and amounts incurred by an entity for the provision of key management personnel services that are provided by a separate management entity.

As the consolidated financial statements of Lendlease Europe Holdings Limited include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- Certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures.

Amounts are presented in pounds sterling, with all values rounded to the nearest thousand pounds unless otherwise indicated.

##### **Summary of significant accounting policies and key accounting estimates**

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020 (continued)**

#### **2 Basis of preparation (continued)**

##### **Impact of New and Revised Accounting**

##### **New standards, interpretations and amendments effective**

None of the standards applied for the first time from 1 July 2019 have had a material effect on the financial statements.

##### **Going concern**

Notwithstanding net current liabilities of £23,742k and net assets of £1,827k as at 30 June 2020 the financial statements have been prepared on a going concern basis which the Directors consider to be appropriate for the following reasons. The Company is dependent for its working capital on funds provided to it by Lendlease Europe Holdings Limited ("LLEH"), the Company's ultimate UK parent entity. LLEH has indicated its intention to continue to make available financial support for twelve months from the signing date of these financial statements, or earlier, to such period when either LLEH or the Company ceases to be part of the group headed by LLEH, to enable the Company to trade, and not to call for settlement of amounts owing to LLEH where to do so would place the Company in an insolvent position. LLEH itself has been provided with a letter of support from Lendlease International Pty Limited which accepts responsibility of providing and undertakes to provide, sufficient financial assistance to the Company, as and when it is required, to enable the Company to continue its operations and fulfil all of its financial obligations. This support covers a period of at least 12 months from the date of approval of these financial statements. As with any company placing reliance on other group entities for financial support, the directors of the Company acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The Directors have considered the liquidity of the Company going forward, in particular adverse effects that could arise due to the ongoing COVID-19 pandemic and have deemed that due to the letters of support, they believe that the Company is well placed to manage its financing and future commitments over a period of at least 12 months from the date of the financial statements.

##### **Critical accounting judgements and key sources of estimation uncertainty**

The preparation of financial statements that comply with IFRS requires management to make judgements, estimates and assumptions which can affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. These estimates and underlying assumptions are reviewed on an ongoing basis and revisions are recognised prospectively. Accounting judgements that have the most significant effects on reported amounts and further information about estimated uncertainties are highlighted in the relevant accounting policy in note 3.

#### **3 Accounting policies**

##### **Revenue recognition**

##### *Revenue from the sale of development properties*

The Company develops and sells residential land lots and built form products, including residential apartments, commercial and retail buildings. Sale of residential land lots and apartments typically contain one component and are recognised at a point in time with each contract treated as a single performance obligation to transfer control of an asset to a customer. Residential land lots and apartments are recognised on settlement with the customer.

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020 (continued)**

#### **3 Accounting policies (continued)**

##### *Provision of services*

Development services include development fees earned on development of inner city mixed use developments, retirement, retail, commercial assets and social and economic infrastructure.

Contracts with customers to provide Development services can include either one performance obligation or multiple integrated performance obligations within each contract. The Company assesses each of its contracts individually and where there are separate performance obligations identified, the transaction price is allocated based on the relative stand-alone selling prices of the services provided.

A provision for loss making contracts is recorded for the difference between the expected costs of fulfilling a contract and the expected remaining economic benefits to be received where the forecast remaining costs exceed the forecast remaining benefits.

##### *Rental revenue*

Rental revenue, including lease incentives granted, is recognised in the Statement of Profit or Loss on a straight line basis over the term of the lease.

##### *Other revenue*

Other revenue primarily includes dividends, distributions and miscellaneous items. Dividend and distribution revenue is recognised when the right to receive payment is established, usually on declaration of the dividend or distribution.

##### **Taxation**

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the Statement of Profit or Loss, except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable or receivable on the taxable income for the financial year, using applicable tax rates (and tax laws) at the Statement of Financial Position date, and any adjustment to tax payable in respect of previous financial years. The current tax payable or receivable includes amounts awaiting settlement of group relief with other Lendlease Europe Holdings Limited subsidiary entities.

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020 (continued)**

#### **3 Accounting policies (continued)**

Deferred tax is the expected tax payable or receivable in future periods as a result of past transactions or events and is calculated by comparing the accounting balance sheet to the tax balance sheet. Temporary differences are provided for any differences in the carrying amounts of assets and liabilities between the accounting and tax balance sheets. Temporary differences are not provided for on the initial recognition of assets or liabilities that affect neither accounting nor taxable profit and differences relating to investments in subsidiaries to the extent that they are not likely to reverse in the foreseeable future.

Measurement of deferred tax is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities using applicable tax rates and laws at the reporting date.

Recognition of deferred tax assets is only to the extent it is probable that future taxable profits will be available so as the related tax asset will be realised. Deferred tax assets may include deductible temporary differences, unused tax losses and unused tax credits.

Management considers the estimation of future taxable profits to be an area of estimation uncertainty as a change in any of the assumptions used in budgeting and forecasting would have an impact on the future profitability of the Company. Forecasts and budgets form the basis of future profitability to support the carrying value of deferred tax assets.

Presentation of deferred tax assets and liabilities can be offset if there is a legally enforceable right to offset current tax liabilities and assets, they relate to income taxes levied by the same tax authority, and they are intended to be settled on a net basis or realised simultaneously.

#### **Investment property**

Investment properties on initial recognition are measured at cost, including transaction costs and subsequently stated at fair value. The fair value for all properties, except those under construction, is based on periodic, but at least triennial, valuations by qualified external independent valuers. It is the policy of the Company to review the fair value of each property every 6 months.

Fair value is based on current prices in an active market for similar properties in the same location and condition. If this information is not available, the Company uses alternative calculation methods such as discounted cash flow projections, recent prices on less active markets or capitalised income projections. Capitalised income projections are based on perpetuity of net operating income and deferred management fees using a capitalisation rate derived from market evidence. Any gain or loss arising from a change in fair value is recognised in the Statement of Profit or Loss.

Management considers the calculation of the fair value to be an area of estimation uncertainty. While this represents the best estimation of fair value at the reporting date, actual sale prices achieved (should the investment properties be sold) may be higher or lower than the most recent valuation. This is particularly relevant in periods of market illiquidity or uncertainty.

Rental revenue from investment properties is accounted for as described in the Revenue recognition policy. Expenses capitalised to properties may include the cost of acquisition, additions, refurbishments, redevelopments, borrowing costs and certain fees incurred.

Transfers to investment properties from inventories are made when there is a change in use of the assets which meets the definition of investment property under IAS 40, for example if the leasing or letting of the asset is substantially progressed.

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020 (continued)**

#### **3 Accounting policies (continued)**

##### **Cash and cash equivalents**

Cash and cash equivalents include cash on hand, deposits held at call with banks, bank overdrafts and other short term highly liquid investments that are readily convertible to known amounts of cash within three months and which are subject to an insignificant risk of changes in value. Bank overdrafts (if applicable) are shown as a current liability on the Statement of Financial Position.

##### **Trade and other receivables**

Trade and other receivables are non derivative financial assets with fixed or determinable payments that are not equity securities. They arise when the Company provides money, goods or services directly to a debtor with no intention of trading the receivable.

Trade and other receivables are carried at amortised cost using the effective interest method, which applies the interest rate that discounts estimated future cash receipts over the term of the receivables. Cash flows relating to short term trade and other receivables are not discounted if the effect of discounting is immaterial. The discount, if material, is then recognised as finance income over the remaining term.

The Company assesses provision for impairment of the receivables based on irrecoverable amounts and expected credit losses, if material. The Company considers reasonable and supportable information that is relevant and reliable. This includes both quantitative and qualitative information and analysis, based on the Company's historical impairment experience, credit assessment of customers and any relevant forward-looking information. The amount of provision is recognised in the Statement of Profit or Loss.

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020 (continued)**

#### **3 Accounting policies (continued)**

##### **Inventories**

###### *Development properties*

Property acquired for development and sale in the ordinary course of business is carried at the lower of cost and net realisable value. The cost of development properties includes expenditure incurred in acquiring the property, preparing it for sale and borrowing costs incurred. The net realisable value is the estimated selling price, less the estimated costs of completion and selling expenses. Management considers the estimation of both selling prices and costs of completion to be an area of estimation uncertainty, as these estimations take into consideration market conditions affecting each property and the underlying strategy for selling the property.

The recoverable amount of each property is assessed at each Statement of Financial Position date and accounting judgement is required to assess whether a provision is raised where cost (including costs to complete) exceeds net realisable value.

Inventories are expensed as a cost of sales in the Statement of Profit or Loss. Management uses accounting judgement in determining:

- The apportionment of cost of sales through either land area or sales revenue;
- The amount of cost of sales, which includes costs incurred to date and final forecast costs; and
- The nature of the expenditure, which may include acquisition costs, development costs, borrowing costs and those costs incurred in preparing the property for sale.

##### **Trade and other payables**

Liabilities are recognised for amounts to be paid in the future for goods or services received, whether or not billed to the Company. Trade and other payables are settled in the normal course of business. Trade and other payables are carried at amortised cost using the effective interest method, which applies the interest rate that discounts estimated future cash outflows over the term of the trade and other payables. Cash flows relating to short term trade and other payables are not discounted if the effect of discounting is immaterial. The discount, if material, is then recognised as a finance cost over the remaining term.

#### **4 Revenue**

The analysis of the Company's revenue for the year from continuing operations is as follows:

	<b>2020</b> <b>£ 000</b>	<b>2019</b> <b>£ 000</b>
Sale of development properties	3,627	-
Provision of services	311	-
Rental revenue	496	35
<b>Total revenue</b>	<b>4,434</b>	<b>35</b>

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020 (continued)**

#### **5 Other income**

The analysis of the Company's other operating income for the year is as follows:

	<b>2020</b> <b>£ 000</b>	<b>2019</b> <b>£ 000</b>
Increase in fair value of investment property	1,535	-
<b>Total other income</b>	<b>1,535</b>	<b>-</b>

#### **6 Employees**

The Company did not employ any staff during the year (2019: nil).

#### **7 Directors' remuneration**

The directors of the Company were all directly employed by Lendlease Construction (Europe) Limited however their costs were recharged to Lendlease Development (Europe) Limited. There is one exception to this as follows:

J D Clark: Lendlease Europe Limited (2019: Lendlease Development (Europe) Limited)

Any qualifying services in respect of the Company are considered to be incidental and part of the directors' overall management services for the above entities. The directors' remuneration for the current year and prior year is included in the financial statements of the above entities.

#### **8 Auditor's remuneration**

	<b>2020</b> <b>£ 000</b>	<b>2019</b> <b>£ 000</b>
Audit of financial statements	6	11

The auditor's remuneration has been borne by a fellow group undertaking.

# Lendlease (Elephant & Castle) Retail Limited

## Notes to the Financial Statements for the year ended 30 June 2020 (continued)

### 9 Taxation

Tax (charged)/credited in the Statement of Profit or Loss

	2020 £ 000	2019 £ 000
<b>Current tax</b>		
Current year	(121)	(7)
<b>Total current tax</b>	<b>(121)</b>	<b>(7)</b>
<b>Deferred tax</b>		
Current year	(288)	-
Effects of tax rate changes	(1)	-
<b>Total deferred tax</b>	<b>(289)</b>	<b>-</b>
<b>Total income tax (charge)/credit</b>	<b>(410)</b>	<b>(7)</b>

The tax on profit before tax for the year is higher than the standard rate of corporation tax in the UK (2019: the same as the standard rate of corporation tax in the UK) of 19% (2019: 19%).

The differences are reconciled below:

	2020 £ 000	2019 £ 000
Profit before tax	2,151	35
Income tax using the domestic corporation tax rate 19% (2019: 19%)	(409)	(7)
Effects of tax rate changes	(1)	-
<b>Total income tax (charge)/credit</b>	<b>(410)</b>	<b>(7)</b>

The effective rate of taxation will vary as a result of any prior year tax claims and the utilisation of tax losses brought forward. A previously proposed reduction in the corporate tax rate to 17% (forecast to be effective from 1 April 2020) has been cancelled, thus closing deferred tax balances, where recognised, are now carried at 19% (2019: 17%). The Company's profits for the accounting period are taxed at a statutory rate of 19% (2019: 19%).

# Lendlease (Elephant & Castle) Retail Limited

## Notes to the Financial Statements for the year ended 30 June 2020 (continued)

### 9 Taxation (continued)

#### Deferred tax

Deferred tax assets and liabilities are attributable to the following:

	Asset £ 000	Liability £ 000	Net deferred tax £ 000
<b>2020</b>			
Investment property	-	(305)	(305)
Temporary differences non trading	4	-	4
	<u>4</u>	<u>(305)</u>	<u>(301)</u>
<b>2019</b>			
Investment property	-	(12)	(12)
Temporary differences non trading	-	-	-
	<u>-</u>	<u>(12)</u>	<u>(12)</u>

Deferred tax movement during the year:

	At 1 July 2019 £ 000	Recognised in income £ 000	At 30 June 2020 £ 000
Investment property	(12)	(293)	(305)
Temporary differences non trading	-	4	4
<b>Net tax assets/(liabilities)</b>	<u>(12)</u>	<u>(289)</u>	<u>(301)</u>

Deferred tax movement during the prior year:

	At 1 July 2018 £ 000	Recognised in income £ 000	At 30 June 2019 £ 000
Investment property	(12)	-	(12)
Temporary differences non trading	-	-	-
<b>Net tax assets/(liabilities)</b>	<u>(12)</u>	<u>-</u>	<u>(12)</u>

A UK corporation rate of 19% (effective 1 April 2020) was substantively enacted on 17 March 2020, reversing the previously enacted reduction in the rate from 19% to 17%. This will increase the Company's future current tax charge accordingly. The deferred tax asset at 30 June 2020 has been calculated at 19% (2019: 17%).

## Lendlease (Elephant & Castle) Retail Limited

### Notes to the Financial Statements for the year ended 30 June 2020 (continued)

#### 10 Investment properties

	30 June 2020 £ 000	30 June 2019 £ 000
At 1 July	460	460
Additions	20,160	-
Fair value adjustments	1,535	-
At 30 June	<u>22,155</u>	<u>460</u>

#### 11 Inventories

	30 June 2020 £ 000	30 June 2019 £ 000
<b>Non current</b>		
Development properties	<u>3,715</u>	<u>16,051</u>
<b>Total non current inventories</b>	<u>3,715</u>	<u>16,051</u>

The Company has also considered the impacts of COVID-19 on its recoverability assessment of inventories at 30 June 2020. As part of its semi-annual review of development property projects, the Company has considered slow down in sales volumes in the short-term, longer production time frames, and increased costs for its projects. From this assessment the directors have determined that no impairment is required for the year ended 30 June 2020.

## Lendlease (Elephant & Castle) Retail Limited

### Notes to the Financial Statements for the year ended 30 June 2020 (continued)

#### 12 Trade and other receivables

	30 June 2020 £ 000	30 June 2019 £ 000
<b>Current</b>		
Trade receivables	161	-
Accrued income	97	-
Other receivables	408	35
<b>Total current</b>	<b>666</b>	<b>35</b>
<b>Total trade and other receivables</b>	<b>666</b>	<b>35</b>

In the current reporting period, additional reviews were undertaken to assess recoverability in light of the COVID-19 pandemic and no additional risk has been identified.

There is no impairment recognised on any receivables and no receivables past due.

#### 13 Issued capital

##### Allotted, called up and fully paid shares

	2020		2019	
	No.	£	No.	£
Ordinary A Shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020 (continued)**

#### **13 Issued capital (continued)**

##### **Rights, preferences and restrictions**

Ordinary shares have the following rights, preferences and restrictions:

The holders of ordinary shares have the right to receive declared dividends from the Company and are entitled to one vote per share at meetings of the Company.

#### **14 Trade and other payables**

	<b>30 June 2020 £ 000</b>	<b>30 June 2019 £ 000</b>
<b>Current</b>		
Trade payables	(8)	-
Amounts due to related parties	(24,226)	(16,441)
Unearned income	(95)	-
Accrued expenses	(20)	-
Other payables	(36)	-
<b>Current trade and other payables</b>	<b>(24,385)</b>	<b>(16,441)</b>

## **Lendlease (Elephant & Castle) Retail Limited**

### **Notes to the Financial Statements for the year ended 30 June 2020 (continued)**

#### **15 Parent and ultimate parent undertaking**

The Company's immediate parent is Lendlease (Elephant & Castle) Limited.

The ultimate parent is Lendlease Corporation Limited. The most senior parent entity producing publicly available financial statements is Lendlease Corporation Limited.

#### **Relationship between entity and parents**

The parent of the largest group in which these financial statements are consolidated is Lendlease Corporation Limited, incorporated in Australia.

The address of Lendlease Corporation Limited is:

Level 14 Tower Three  
International Towers Sydney  
Exchange Place  
300 Barangaroo Avenue  
Barangaroo NSW 2000

The consolidated financial statements of that group may be obtained from [www.lendlease.com](http://www.lendlease.com).

The parent of the smallest group in which these financial statements are consolidated is Lendlease Europe Holdings Limited, incorporated in England and Wales.

The address of Lendlease Europe Holdings Limited is:

20 Triton Street  
Regent's Place  
London NW1 3BF

The consolidated financial statements of that group may be obtained from:

The Registrar of Companies  
Companies House  
Crown Way  
Maindy, Cardiff.

#### **16 Subsequent events**

There has been no event or circumstance since the balance sheet date that would significantly affect the Company.