
TBL (Maidstone) Limited

Annual Report and Accounts

Year ended 31 December 2013



Company number: 3854615

TBL (Maidstone) Limited

STRATEGIC REPORT for the year ended 31 December 2013

Principal activities

The company is a wholly owned subsidiary of Tesco BL Properties Limited which operates as a constituent of the Tesco BL Holdings Limited Group of companies ("the Group"). Tesco BL Holdings Limited operates as a joint venture between Tesco PLC and British Land (Joint Ventures) Limited, a subsidiary of The British Land PLC. The company's principal activity is property investment in the United Kingdom (UK).

Business review

As shown in the company's profit and loss account on page 5, the company's turnover has increased on the prior year and profit before tax has increased by 79.0% over the prior year.

The value of investment properties held as at 31 December 2013 increased by 10.3%, due to revaluation movements during the year.

Dividends of £547,115 (2012: £396,367) were paid in the year.

The balance sheet on page 7 shows that the company's financial position at the year end is, in net asset terms, an increase on the prior year.

Risk management

This company is part of a large property investment Group. As such, the fundamental underlying risks for this company are those of the property Group as discussed below.

The company generates returns to shareholders through long-term investment decisions requiring the evaluation of opportunities arising in the following areas:

- demand for space from occupiers against available supply;
- identification and execution of investment and development strategies which are value enhancing;
- availability of financing or refinancing at an acceptable cost;
- economic cycles, including their impact on tenant covenant quality, interest rates, inflation and property values;
- legislative changes, including planning consents and taxation;
- engagement of development contractors with strong covenants; and
- environmental and health and safety policies.

These opportunities also represent risks, the most significant being change to the value of the property portfolio. This risk has high visibility to senior executives and is considered and managed on a continuous basis. Executives use their knowledge and experience to knowingly accept a measured degree of market risk.

The company's preference for prime assets and their secure long term contracted rental income, primarily with upward only rent review clauses, presents lower risks than many other property portfolios.

The directors consider the company to be a going concern and the accounts are prepared on this basis. Details of this are shown in note 1 of the financial statements.

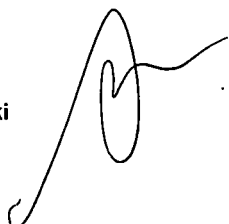
Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. In order to manage this risk, management regularly monitors all amounts that are owed to the Group.

Liquidity risk is the risk that the entity will encounter difficulty in raising funds to meet commitments associated with financial liabilities. This risk is managed through day to day monitoring of future cash flow requirements to ensure that the company has enough resources to repay all future amounts outstanding.

The directors consider the company to be a going concern and the accounts are prepared on this basis. Details of this are shown in note 1 of the financial statements.

This report was approved by the Board on 28 May 2014

S Barzycki
Director



TBL (Maidstone) Limited

**REPORT OF THE DIRECTORS
for the year ended 31 December 2013**

The directors submit their report and financial statements for the year ended 31 December 2013.

Directors

The directors who served throughout the year were:

S M Barzycki
A E Clark
J R Hartley
B Lewis
J M Lloyd
H E Lu
I Mair
C S A Maudsley
S A Rigby
T A Roberts

Directors' responsibilities statement

The directors are responsible for preparing the Annual 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 financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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 Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

TBL (Maidstone) Limited

REPORT OF THE DIRECTORS
for the year ended 31 December 2013

Disclosure of information to Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- (a) so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- (b) the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Details of significant events since the balance sheet date, if any, are set out in note 14.

Auditor

Deloitte LLP was the auditor of the company for the year ended 31 December 2013. Subsequent to the year end PricewaterhouseCoopers LLP was appointed auditor for the year ending 31 December 2014.

This report was approved by the Board on 28 May 2014



N Ekpo
Secretary

TBL (Maidstone) Limited

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
TBL (Maidstone) Limited
for the year ended 31 December 2013**

We have audited the financial statements of TBL (Maidstone) Limited for the year ended 31 December 2013 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses and the related notes 1 to 15. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2013 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us 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.

AS Swarbrick

Andrew Swarbrick BA FCA (Senior Statutory Auditor)
For and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
Cambridge, UK

29 May 2014

TBL (Maidstone) Limited

**PROFIT AND LOSS ACCOUNT
for the year ended 31 December 2013**

	Note	2013 £	2012 £
Turnover			
Rental income		1,578,829	1,218,905
Total turnover		<u>1,578,829</u>	<u>1,218,905</u>
Cost of sales		(54,753)	(1,899)
Gross profit		<u>1,524,076</u>	<u>1,217,006</u>
Operating profit		<u>1,524,076</u>	<u>1,217,006</u>
Profit on ordinary activities before interest		<u>1,524,076</u>	<u>1,217,006</u>
Interest receivable			
External - other		-	10,228
Interest payable			
Group		(814,584)	(830,864)
Profit on ordinary activities before taxation	2	<u>709,492</u>	<u>396,370</u>
Taxation	4	(90,131)	(70,842)
Profit for the financial year	10	<u><u>619,361</u></u>	<u><u>325,528</u></u>

Turnover and results are derived from continuing operations within the United Kingdom. The company has only one significant class of business, that of property investment in the United Kingdom.

TBL (Maidstone) Limited

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
for the year ended 31 December 2013**

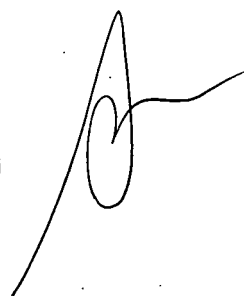
		2013	2012
		£	£
Profit on ordinary activities after taxation		619,361	325,528
Unrealised surplus on revaluation of investment properties	5	3,047,161	78,818
Total recognised gains and losses relating to the financial year		<u>3,666,522</u>	<u>404,346</u>

TBL (Maidstone) Limited**BALANCE SHEET
as at 31 December 2013**

	Note	2013 £	£	2012 £	£
Fixed assets					
Investment properties	5	32,500,000		29,452,839	
		<u>32,500,000</u>		<u>29,452,839</u>	
Current assets					
Debtors - due within one year	6	147,027		100,100	
		<u>147,027</u>		<u>100,100</u>	
Creditors due within one year	7	(14,998,549)		(15,020,471)	
		<u></u>		<u></u>	
Net current liabilities		(14,851,522)		(14,920,371)	
Total assets less current liabilities		<u>17,648,478</u>		<u>14,532,468</u>	
Provision for liabilities	8	(38,076)		(41,473)	
		<u></u>		<u></u>	
Net assets		<u>17,610,402</u>		<u>14,490,995</u>	
Capital and reserves					
Called up share capital	9	1		1	
Revaluation reserve	10	17,211,869		14,164,708	
Profit and loss account	10	398,532		326,286	
		<u></u>		<u></u>	
Shareholders' funds	10	<u>17,610,402</u>		<u>14,490,995</u>	

The financial statements of TBL (Maidstone) Limited, company number 3854615, were approved by the Board of Directors on 28 May 2014 and signed on its behalf by:

S Barzycki
Director



TBL (Maidstone) Limited

Notes to the accounts for the year ended 31 December 2013

1. Accounting policies

The principal accounting policies adopted by the directors are summarised below. They have been applied consistently throughout the current and previous year.

Accounting basis

The financial statements are prepared in accordance with applicable United Kingdom law and Accounting Standards and under the historical cost convention as modified by the revaluation of investment properties and other fixed asset investments.

Basis of preparation

The Group, of which this company is a subsidiary, funds its activities in part by external bank debt; the current loan facility was refinanced in the year to December 2009, for a further five years. The company is financed by a loan from its immediate parent company, Tesco BL Properties Limited.

Having reviewed the company's forecast working capital and cash flow requirements, in addition to making enquiries and examining areas which could give risk to financial exposure, the directors have a reasonable expectation that the company has adequate resources to continue its operations for the foreseeable future. As a result they continue to adopt the going concern basis in preparing the accounts.

Cash flow statement

The company is exempt under FRS 1 (Revised) from preparing a cash flow statement.

Properties

Properties are externally valued on an open market basis at the balance sheet date. Investment and development properties are recorded at valuation. Any surplus or deficit arising is transferred to revaluation reserve, unless a deficit is expected to be permanent, in which case it is charged to the profit and loss account. Disposals are recognised on completion: profit on disposal is determined as the difference between sales proceeds and the carrying amount of the asset at the commencement of the accounting period plus additions in the period.

In accordance with Statement of Standard Accounting Practice 19, no depreciation is provided in respect of investment property. The directors consider that this accounting policy, which represents a departure from the statutory accounting rules, is necessary to provide a true and fair view. The financial effect of the departure from these rules cannot reasonably be quantified as depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified. A property ceases to be treated as a development on practical completion.

In determining whether leases and related properties represent operating or finance leases, consideration is given to whether the tenant or landlord bears the risks and rewards of ownership.

TBL (Maidstone) Limited

**Notes to the accounts
for the year ended 31 December 2013**

1. Accounting policies (continued)

Investments

Fixed asset investments are stated at the lower of cost and the underlying net asset value of the investments.

Taxation

Current tax is based on taxable profit for the year and is calculated using tax rates that have been enacted or substantively enacted. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are not taxable (or tax deductible). In particular the Group (including this company) issued a notice on 28 February 2008 for a REIT (Joint Venture Groups) election which essentially came into force with retrospective effect from 1 January 2007. The REIT election allows for 50% of specified income and gains on qualifying assets to be exempt from taxation.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Net rental income

Rental income is recognised on an accruals basis. A rent adjustment based on open market estimated rental value is recognised from the rent review date in relation to unsettled rent reviews. Where a rent free period is included in a lease, the rental income foregone is allocated evenly over the period from the date of lease commencement to the shorter period of the lease term or until the next rent review date. Rental income from fixed and minimum guaranteed rent reviews is recognised on a straight-line basis over the shorter of the entire lease term or the period to the first break option. Where such rental income is recognised ahead of the related cash flow, an adjustment is made to ensure the carrying value of the related property including the accrued rent does not exceed the external valuation.

Initial direct costs incurred in negotiating and arranging a new lease are amortised on a straight-line basis over the period from the date of lease commencement to the next rent review date.

Where a lease incentive payment, including surrender premiums paid, does not enhance the value of a property, it is amortised on a straight-line basis over the period from the date of lease commencement to the next rent review date. Upon receipt of a surrender premium for the early determination of a lease, the profit, net of dilapidations and non-recoverable outgoings relating to the lease concerned is immediately reflected in income.

TBL (Maidstone) Limited

**Notes to the accounts
for the year ended 31 December 2013**

2. Profit on ordinary activities before taxation

Auditor's remuneration

A notional charge of £2,000 (2012: £2,000) per company is deemed payable to Deloitte LLP in respect of the audit of the financial statements. Actual amounts payable to Deloitte LLP are paid by Tesco BL Properties Limited.

No non-audit fees (2012: £nil) were paid to Deloitte LLP.

3. Staff costs

No director received any remuneration for services to the company in either year.

Average number of employees, excluding directors, of the company during the year was nil (2012: nil).

4. Taxation	2013	2012
	£	£
Current tax		
UK corporation tax	93,528	89,771
Adjustments in respect of prior years	-	(15,637)
Total current taxation charge	93,528	74,134
Deferred tax		
Origination and reversal of timing differences	(3,397)	(3,292)
Total deferred tax credit	(3,397)	(3,292)
Total taxation charge	90,131	70,842
Tax reconciliation		
Profit on ordinary activities before taxation	709,492	396,370
Tax on profit on ordinary activities at UK corporation tax rate of 23.25% (2012: 24.5%)	164,933	97,100
Effects of:		
REIT exempt income and gains	(93,528)	(87,265)
Capital allowances	(463)	(615)
Expenses not deductible for tax purposes	22,586	80,551
Adjustments in respect of prior years	-	(15,637)
Current tax charge	93,528	74,134

Where the company currently owns properties, further taxation that might become payable if the properties were sold at open market value is estimated at £1.0m (2012: £0.9m). This unprovided taxation is stated after taking account of the FRS19 capital allowance deferred tax provision of £nil (2012: £0.1m) recorded in the balance sheet which would be expected to be released on sale.

This unprovided taxation could be reduced by tax losses, the amount and availability of which is currently uncertain.

The Finance Act 2013, which provides for reductions in the main rate of corporation tax from 23% to 21% effective from 1 April 2014 and to 20% from 1 April 2015, was substantively enacted on 2 July 2013. These rate reductions have been reflected in the calculation of deferred tax at the balance sheet date.

TBL (Maidstone) Limited

**Notes to the accounts
for the year ended 31 December 2013**

5. Investment properties

	Freehold £
At valuation	
1 January 2013	29,452,839
Revaluation surplus	3,047,161
31 December 2013	<u>32,500,000</u>
 Analysis of cost and valuation	
 31 December 2013	
Cost	15,288,131
Revaluation	17,211,869
Net book value	<u>32,500,000</u>
 1 January 2013	
Cost	15,288,131
Revaluation	14,164,708
Net book value	<u>29,452,839</u>

Properties were valued as at 31 December 2013 by CB Richard Ellis Limited on the basis of Market Value, in accordance with the RICS Valuation - Professional Standards 2012, eighth edition, published by The Royal Institution of Chartered Surveyors.

Properties valued at £32,500,000 (2012: £29,550,000) were charged to secure the borrowings of the immediate holding company, Tesco BL Properties Limited.

The values of the lease incentives £nil (2012: £97,161) are excluded from the net book value above and are included within debtors - Note 6.

TBL (Maidstone) Limited

**Notes to the accounts
for the year ended 31 December 2013**

6. Debtors	2013	2012
	£	£
Current debtors receivable within one year		
Trade debtors	47,427	-
Amounts owed by group companies - current accounts	98,270	2,875
Prepayments and accrued income	1,330	97,225
	<u>147,027</u>	<u>100,100</u>

Included in prepayments and accrued income is an amount of £nil (2012 : £97,161), relating to lease incentives which are amortised over the shorter period of the lease term or until the next rent review. This date may fall after more than one year.

7. Creditors due within one year	2013	2012
	£	£
Amounts owed to Group companies - current accounts	14,480,026	14,595,920
Other taxation and social security	127,770	76,097
Other creditors	1,322	292
Accruals and deferred income	389,431	348,162
	<u>14,998,549</u>	<u>15,020,471</u>

5

TBL (Maidstone) Limited

Notes to the accounts
for the year ended 31 December 2013

8. Provision for liabilities

	2013	2012
Deferred tax	£	£
1 January	41,473	44,765
Credited to the profit and loss account	(3,397)	(3,292)
31 December	38,076	41,473
Deferred tax is provided as follows	2013	2012
	£	£
Accelerated capital allowances	38,076	41,473
	38,076	41,473

The deferred tax provision relates primarily to capital allowances claimed on plant and machinery within investment properties. When a property is sold and the agreed disposal value for this plant and machinery is less than the original cost there is a release of the surplus part of the provision. The entire amount of the capital allowance provision would be expected to be released on sale.

9. Share capital

	2013	2012
	£	£
Issued share capital - allotted, called up and fully paid		
Ordinary Shares of £1.00 each		
Balance as at 1 January and as at 31 December : 1 share	<u>1</u>	<u>1</u>

TBL (Maidstone) Limited

**Notes to the accounts
for the year ended 31 December 2013**

10. Reconciliation of movements in shareholders' funds and reserves

	Share capital	Revaluation reserve	Profit and loss account	Total
	£	£	£	£
Opening shareholders' funds	1	14,164,708	326,286	14,490,995
Profit for the financial year	-	-	619,361	619,361
Dividends	-	-	(547,115)	(547,115)
Unrealised surplus on revaluation of investment properties	-	3,047,161	-	3,047,161
Closing shareholders' funds	<u>1</u>	<u>17,211,869</u>	<u>398,532</u>	<u>17,610,402</u>

TBL (Maidstone) Limited
Notes to the accounts
for the year ended 31 December 2013

11. Capital commitments

The company had capital commitments contracted as at 31 December 2013 of £nil (2012 : £nil).

12. Contingent liabilities

The company is jointly and severally liable with Tesco BL Properties Limited and the fellow subsidiaries of all companies for all monies falling due under the Group VAT registration.

13. Related parties

Related party disclosures noted below are in respect of transactions between the company and its related parties as defined by Financial Reporting Standard 8.

Rental income of £1.6m (2012: £1.2m) included in the profit and loss account (see page 5) represents rent received from Tesco Stores Limited. Tesco Stores Limited is a wholly owned subsidiary of Tesco PLC. Both Tesco PLC and British Land (Joint Ventures) Limited, a subsidiary of The British Land Company PLC, are joint venture partners of Tesco BL Holdings Limited. The company is a wholly owned subsidiary of Tesco BL Holdings Limited.

14. Subsequent events

There have been no significant events since the year end.

15. Immediate parent and ultimate holding company

The immediate parent company is Tesco BL Properties Limited.

The ultimate holding company is Tesco BL Holdings Limited, a joint venture between British Land (Joint Ventures) Limited, a subsidiary of The British Land Company PLC and Tesco PLC. Tesco BL Holdings Limited is incorporated in England and Wales.

Tesco BL Properties Limited is the smallest group and Tesco BL Holdings Limited is the largest group for which group accounts are available and which include the company. The accounts of Tesco BL Properties Limited and Tesco BL Holdings Limited can be obtained from The British Land Company PLC, York House, 45 Seymour Street, London W1H 7LX.