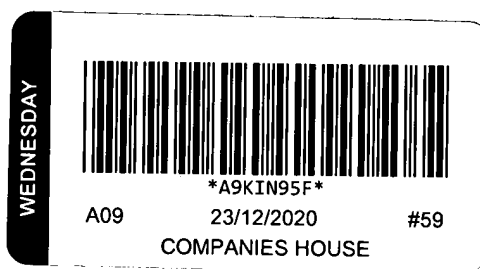


Registered Number: 04134729

**HAMMERSON (COVENTRY) LIMITED**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

Year ended 31 December 2019



## **HAMMERSON (COVENTRY) LIMITED**

### **DIRECTORS' REPORT**

**Year ended 31 December 2019**

The Directors present their report and financial statements for the year ended 31 December 2019.

#### **1. PRINCIPAL ACTIVITIES AND FUTURE DEVELOPMENTS**

The Company disposed of its investment property in October 2014 and remained active from 2015 to 2018 with residual property related activities. During 2019, the Company did not trade and was dormant throughout the year and subsequent to the year end.

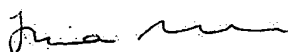
#### **2. DIRECTORS**

- (a) Mr. W.S. Austin, Mr. A.J. Berger-North and Mr. R.G. Shaw were Directors of the Company throughout the year and were in office at the date of approval of this report, unless otherwise stated below.
- (b) Mr. P.W.B. Cole resigned as a Director of the Company on 30 April 2019.
- (c) Mr. M.R. Bourgeois was appointed as a Director of the Company on 30 April 2019 and was in office at the date of approval of this report.
- (d) Mr. A.J. Berger-North resigned as a Director of the Company on 7 August 2020.
- (e) Mr. T. Cochrane was appointed as a Director of the Company on 7 August 2020 and was in office at the date of approval of this report.
- (f) In accordance with the Articles of Association of the Company, the Directors are not required to retire by rotation.
- (g) No Director has any interests in contracts entered into by the Company.

#### **3. SECRETARY**

Hammerson Company Secretarial Limited was Secretary of the Company throughout the year.

By order of the Board



**J. Crane**  
For and on behalf of  
Hammerson Company Secretarial Limited  
acting as Secretary  
Date: 14 December 2020

Registered Office  
Kings Place  
90 York Way  
London N1 9GE  
Registered in England and Wales No. 07784823

**HAMMERSON (COVENTRY) LIMITED****STATEMENT OF COMPREHENSIVE INCOME**  
**For the year ended 31 December 2019**

	<b>Note</b>	<b>2019 £'000</b>	<b>2018 £'000</b>
Net finance income	3	<u>-</u>	<u>61</u>
<b>Profit before and after taxation and total comprehensive income for the financial year</b>		<u>-</u>	<u>61</u>

All amounts relate to continuing activities.

# HAMMERSON (COVENTRY) LIMITED

## BALANCE SHEET

As at 31 December 2019

	Note	2019 £'000	2018 £'000
<b>Current assets</b>			
Receivables	5	<u>3,686</u>	<u>3,686</u>
<b>Net current assets</b>		<u>3,686</u>	<u>3,686</u>
<b>Net assets</b>		<u>3,686</u>	<u>3,686</u>
<b>Capital and reserves</b>			
Called up share capital	6	<u>1,500</u>	<u>1,500</u>
Retained earnings	7	<u>2,186</u>	<u>2,186</u>
<b>Total equity</b>		<u>3,686</u>	<u>3,686</u>

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

- (a) For the financial year in question, the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.
- (b) The members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- (c) The Directors acknowledge their responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and for the preparation of accounts.

These financial statements were authorised for issue by the Board of Directors on 14 December 2020 and signed on its behalf.



**W.S. Austin**

Director

Registered Number: 04134729

**HAMMERSON (COVENTRY) LIMITED****STATEMENT OF CHANGES IN EQUITY**  
**For the year ended 31 December 2019**

	<b>Called up share capital £'000</b>	<b>Retained earnings £'000</b>	<b>Total equity £'000</b>
Balance at 1 January 2018	1,500	2,125	3,578
Profit and total comprehensive income for the year	<u>-</u>	<u>61</u>	<u>61</u>
Balance as at 31 December 2018	1,500	2,186	3,686
Profit and total comprehensive income for the year	<u>-</u>	<u>-</u>	<u>-</u>
<b>Balance at 31 December 2019</b>	<b><u>1,500</u></b>	<b><u>2,186</u></b>	<b><u>3,686</u></b>

## HAMMERSON (COVENTRY) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2019

#### 1. ACCOUNTING POLICIES

The following principal accounting policies have been applied consistently throughout the current and preceding year.

##### (a) Basis of accounting

###### *Basis of preparation*

Hammerson (Coventry) Limited is a private company limited by shares and incorporated in the United Kingdom under the Companies Act 2006. The nature of the Company's operations and its principal activities are set out on page 1. The address of the registered office is Kings Place, 90 York Way, London, N1 9GE.

The financial statements have been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS101") as issued by the Financial Reporting Council in both the current and preceding year.

#### 2. ADMINISTRATIVE EXPENSES

The average number of employees during the year was nil (2018: nil).

The Directors did not receive any remuneration for their services from the Company in the year (2018: £nil), having been paid by other group undertakings. It is deemed impractical to allocate their remuneration between group undertakings for the purpose of disclosure. In addition there were no payments to key management personnel.

The Company was dormant during 2019, therefore no audit was required. Another group company paid the auditors' fees for the audit of the Company's annual financial statements in 2018 which were £1,530.

#### 3. NET FINANCE INCOME

	2019 £'000	2018 £'000
Interest received from ultimate parent company	-	61

#### 4. TAXATION

The Company's ultimate parent company, Hammerson plc is taxed as a UK Real Estate Investment Trust ("UK REIT"), and as a consequence, group companies are exempted from UK corporation tax on the profits of a UK property rental business and on the gains on UK investment properties.

Group companies remain subject to UK corporation tax on items other than UK property rental profits and gains on UK investment properties, but, as the Group has surplus tax losses, the Group's policy is for these taxable profits and losses to be fully offset by group relief surrendered without payment, so that individual subsidiaries do not bear tax.

The Company therefore had no tax charge for the year, and this is expected to continue for the foreseeable future. The profits covered by group relief for the year ended 31 December 2019 are £nil (2018: £61,000).

## HAMMERSON (COVENTRY) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2019

#### 5. RECEIVABLES: CURRENT ASSETS

	2019 £'000	2018 £'000
Amounts owed by ultimate parent company	<u>3,686</u>	<u>3,686</u>

All amounts shown under receivables fall due for payment within one year and are repayable on demand. The amounts owed are unsecured. In 2018, interest was charged on amounts owed by the ultimate parent company at variable rates based on LIBOR. From 1 January 2019, the amounts owed by the ultimate parent company were non-interest bearing.

#### 6. CALLED UP SHARE CAPITAL

	2019 £'000	2018 £'000
<b>Authorised:</b>		
1,500,000 ordinary shares of £1 each	<u>1,500</u>	<u>1,500</u>
<b>Allotted, called up and fully paid:</b>		
1,500,000 ordinary shares of £1 each	<u>1,500</u>	<u>1,500</u>

#### 7. RESERVES

The following describes the nature and purpose of each reserve within equity:

<u>Reserve</u>	<u>Description and purpose</u>
Retained earnings	Cumulative profits and losses less any dividends paid

#### 8. ADVANCES, CREDIT AND GUARANTEES

The Company did not grant any credits, advances or guarantees of any kind to its Directors during the current or preceding year.

#### 9. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

At 31 December 2019, the Company's ultimate parent company was Hammerson plc, which is registered in England and Wales and is the largest and smallest group to consolidate these financial statements. At 31 December 2019, the Company's immediate parent company was Hammerson UK Properties plc, which is registered in England and Wales.

The consolidated financial statements of the ultimate parent company, Hammerson plc, are available from that company's registered office, Kings Place, 90 York Way, London, N1 9GE.