

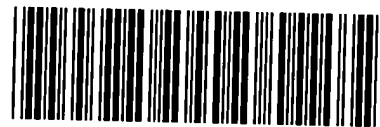
Registered Number 04138209

Kruidvat Real Estate UK Limited

Annual Report and Financial Statements

For the 52 Weeks ended 30 December 2017

FRIDAY



A28 *A7FF53VS* 28/09/2018 #230
COMPANIES HOUSE

Kruidvat Real Estate UK Limited
Annual Report and Financial Statements
For the 52 Weeks ended 30 December 2017

Contents	Page
Directors' Report	2
Independent Auditors' Report	4
Statement of Comprehensive Income	7
Balance Sheet	8
Statement of Changes in Equity	9
Notes to the Financial Statements	10

Kruidvat Real Estate UK Limited
Directors' Report
For the 52 Weeks ended 30 December 2017

The directors present their report and the audited financial statements of the Company for the 52 weeks ended 30 December 2017.

General Information

The Company is a private limited company, limited by shares, and is incorporated, registered and domiciled in England, in the United Kingdom. The registered number of the Company is 04138209. The address of its registered office is Hutchison House, 5 Hester Road, Battersea, London, SW11 4AN.

Principal Activity

The Company operates in property rental in the United Kingdom, leasing to A.S. Watson Group companies only.

Results and Business Review

The result for the financial period amounted to £nil (2016: £nil).

At 30 December 2017, total shareholder's funds totalled £2 (2016: £2).

Principal Risks and Uncertainties

The directors of the Company's parent company, A.S. Watson (Health & Beauty UK) Limited, manage the group's risks at a group level, rather than at an individual business unit level. For this reason, the Company's directors believe that a discussion of the group's risks would not be appropriate for an understanding of the development, performance or position of the Company's business. The principal risks and uncertainties of A.S. Watson (Health & Beauty UK) Limited, which include those of the Company, are discussed in the Group's annual report which does not form part of this report.

Directors

The directors have access to the advice and services of the company secretary and board members are able to take independent professional advice at the Company's expense where they judge it necessary to discharge their responsibilities as directors. The directors possess an appropriate balance of skills and experience for the requirements of the business.

The directors of the Company during the period and up to the date of approving this report were:

D K M Lai
A J Heaton
P W Macnab
R A Fleming

As permitted by s234(2) of the Companies Act 2006, the Company maintains directors' and officers' liability insurance which provides insurance cover against liabilities which directors and other officers of the Company may incur personally as a consequence of claims made against them alleging breach of duty or other unlawful acts or omissions in their capacity as directors and officers. This insurance is a qualifying third party indemnity, and was in force during the financial period and also at the date of approval of the financial statements.

Kruidvat Real Estate UK Limited
Directors' Report (continued)
For the 52 Weeks ended 30 December 2017

Statement of directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; 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 the Companies Act 2006.

The directors 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.

Disclosure of Information to Auditors

So far as the directors are aware, there is no relevant audit information of which the Company's auditors are unaware. The directors have taken all the relevant steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Independent Auditors

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be re-appointed and PricewaterhouseCoopers LLP will therefore continue in office.

This report has been prepared in accordance with special provisions relating to small companies within Part 15 of the Companies Act 2006 and the Company is therefore exempt from the requirement to prepare a Strategic Report. The Company has also taken advantage of the small companies exemptions in preparing this Directors' report.

On behalf of the board



R A Fleming
Director
26 September 2018

Kruidvat Real Estate UK Limited
Independent Auditors' Report to the member of Kruidvat Real Estate UK Limited
For the 52 Weeks ended 30 December 2017

Report on the audit of the financial statements

Opinion

In our opinion, Kruidvat Real Estate UK Limited's financial statements:

- give a true and fair view of the state of the Company's affairs as at 30 December 2017 and of its result for the 52 week period (the "period") then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 101 "Reduced Disclosure Framework", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Balance Sheet as at 30 December 2017; the Statement of Comprehensive Income and the Statement of Changes in Equity for the period then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which ISAs (UK) require us to report to you when:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the Company's ability to continue as a going concern.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

Kruidvat Real Estate UK Limited
Independent Auditors' Report to the member of Kruidvat Real Estate UK Limited
(continued)
For the 52 Weeks ended 30 December 2017

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the period ended 30 December 2017 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities in respect of the financial statements set out on page 3, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also 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.

In preparing the financial statements, the directors are responsible for 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 the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

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 an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a 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 further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the Company's member as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Kruidvat Real Estate UK Limited
Independent Auditors' Report to the member of Kruidvat Real Estate UK Limited
(continued)
For the 52 Weeks ended 30 December 2017

Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: take advantage of the small companies exemption in preparing the Directors' Report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

Rosemary Shapland

Rosemary Shapland (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Gatwick

26 September 2018

Kruidvat Real Estate UK Limited
Statement of Comprehensive Income
For the 52 Weeks ended 30 December 2017

		52 weeks ended 30 December 2017 £'000	53 weeks ended 31 December 2016 £'000
	Note		
Income Statement			
Revenue		3,918	3,242
Operating expenses	2	(3,918)	(3,242)
Operating result	2	-	-
Result before taxation		-	-
Income tax expense	5	-	-
Result for the financial period		-	-
Other Comprehensive Income			
Other comprehensive income		-	-
Total comprehensive income for the period		-	-

Revenue and operating result arise from the Company's continuing operations.

The notes on pages 10 to 12 form part of these financial statements.

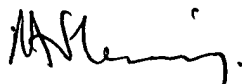
Kruidvat Real Estate UK Limited
Balance Sheet
As at 30 December 2017

Registered Number: 04138209

		At 30 December 2017 £'000	At 31 December 2016 £'000
	Note		
Current assets			
Trade receivables	6	105	154
Creditors – amounts falling due within one year			
Trade payables	7	(105)	(154)
Net assets		<u>-</u>	<u>-</u>
Equity			
Called up share capital	8	-	-
Retained earnings		-	-
Total shareholder's funds		<u>-</u>	<u>-</u>

The notes on pages 10 to 12 form part of these financial statements.

These financial statements on pages 7 to 12 were authorised for issue by the board of directors on 26 September 2018 and signed on its behalf by:



R A Fleming
 Director

Kruidvat Real Estate UK Limited
Statement of Changes in Equity
For the 52 Weeks ended 30 December 2017

	Called up share capital £'000	Retained earnings £'000	Total shareholder's funds £'000
At 26 December 2015	-	-	-
Result for the financial period	-	-	-
At 31 December 2016	-	-	-
Result for the financial period	-	-	-
At 30 December 2017	-	-	-

The notes on pages 10 to 12 form part of these financial statements.

Kruidvat Real Estate UK Limited
Notes to the Financial Statements
For the 52 Weeks ended 30 December 2017

1. Summary of Significant Accounting Policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

Basis of Preparation

The financial statements of Kruidvat Real Estate UK Limited have been prepared in accordance with Financial Reporting Standard 101, "Reduced Disclosure Framework" (FRS 101). The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006, as applicable to companies using FRS 101.

The preparation of financial statements in conformity with FRS 101 requires the use of judgements, estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The directors do not believe there to be any critical estimates or judgements within the financial statements.

The following exemptions from the requirements of IFRS have been applied in the preparation of these financial statements, in accordance with FRS 101:

- Paragraph 38 of IAS 1, 'Presentation of financial statements' comparative information requirements in respect of paragraph 79(a) (iv) of IAS 1;
- The following paragraphs of IAS 1, 'Presentation of financial statements':
 - 10(d), (statement of cash flows);
 - 16 (statement of compliance with all IFRS);
 - 38A (requirement for minimum of two primary statements, including cash flow statements);
 - 38B-D (additional comparative information);
 - 111 (cash flow statement information); and
 - 134-136 (capital management disclosures).
- IAS 7, 'Statement of cash flows'.
- Paragraphs 30 and 31 of IAS 8 'Accounting policies, changes in accounting estimates and errors'.
- Paragraph 17 of IAS 24, 'Related party disclosures' (key management compensation).
- The requirements in IAS 24, 'Related party disclosures' to disclose related party transactions entered into between two or more members of a group.

Going Concern

The Company meets its day-to-day working capital requirements through its intercompany relationships. The Company's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the Company should be able to operate within its current funding arrangements. After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

Revenue

Revenue represents income arising from the sub-let of properties. It is recognised, net of lease incentives provided, on a straight-line basis over the term of the lease.

Kruidvat Real Estate UK Limited
Notes to the Financial Statements (continued)
For the 52 Weeks ended 30 December 2017

1. Summary of Significant Accounting Policies (continued)

Leases

Leases in which substantially all of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the income statement on a straight-line basis over the period of the lease. The benefits of lease incentives are taken to the income statement on a straight line basis over the period of the lease. Contributions received from landlords as an incentive to enter into a lease are treated as deferred income within payables and released over the period of the lease.

2. Operating result

Operating result is stated after charging:

	52 weeks ended 30 December 2017 £'000	53 weeks ended 31 December 2016 £'000
Operating lease charges	3,918	3,242

Auditors' remuneration in respect of the audit of £1,000 (2016: £850) has been met by A.S. Watson (Health & Beauty UK) Limited in both the current and previous periods. The Company did not incur any non-audit fees in the current and prior periods.

3. Employees

There were no employees during the period (2016: nil).

4. Directors' emoluments

In 2017 and 2016 the directors received no remuneration for their services to the Company and are remunerated for their services by other A.S. Watson Group companies.

5. Income tax expense

No tax was paid or payable by the Company during the period (2016: £nil).

6. Trade receivables

	At 30 December 2017 £'000	At 31 December 2016 £'000
Amounts owed by group undertakings	105	154

Amounts owed by group undertakings are repayable on demand and are non-interest bearing.

Kruidvat Real Estate UK Limited
Notes to the Financial Statements (continued)
For the 52 Weeks ended 30 December 2017

7. Trade payables

	At 30 December 2017 £'000	At 31 December 2016 £'000
Trade payables	105	154

8. Called up share capital

	At 30 December 2017 £	At 31 December 2016 £
Allotted and fully paid ordinary shares of £1 each	2	2
Number of shares	2	2

9. Capital and other commitments

At 30 December 2017 and 31 December 2016 the Company had the following commitments:

a) Lease commitments:

The following payments are due in respect of operating leases that expire in the following periods from the balance sheet date:

	At 30 December 2017 £'000	Restated* At 31 December 2016 £'000
Aggregate future minimum lease payments:		
Buildings		
Under one year	2,986	3,428
Between one to five years	4,719	2,614
More than five years	886	84
	8,591	6,126

*Prior year figures have been restated for recalculation of minimum leases payables. The restatement increased commitments not later than one year by £181,650 and commitments later than one year and not later than five years by £401,272.

b) Guarantees:

Superdrug Stores plc, a fellow group undertaking, has issued guarantees in respect of property lease rentals for the Company, to the annual value of £5,624,768 (2016: £5,624,768).

10. Controlling parties

The Company's immediate parent undertaking is A.S. Watson (Health & Beauty UK) Limited, a company registered in England. The consolidated financial statements of that company can be obtained from Hutchison House, 5 Hester Road, Battersea, London SW11 4AN. A.S. Watson (Health & Beauty UK) Limited represents the smallest group into which the results of the Company are consolidated.

The Company's ultimate parent undertaking and controlling party is CK Hutchison Holdings Limited, a company incorporated in the Cayman Islands and listed on The Stock Exchange of Hong Kong Limited, which is the largest group into which the results of the Company are consolidated. The financial statements of CK Hutchison Holdings Limited can be obtained from 22nd Floor, Hutchison House, 10 Harcourt Road, Hong Kong.