

Registration number: 05502582

Marks and Spencer (Property Investments) Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 2 April 2022

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Marks and Spencer (Property Investments) Limited

Directors' Report for the Year Ended 2 April 2022

The directors present their report and the unaudited financial statements unaudited financial statements for the year ended 2 April 2022.

Directors' of the Company

The directors, who held office during the year, and up to the date of signing the financial statements were as follows:

Nick Folland

Andrew Turton

Adam Dobbs

Principal activity

The Company's principal activity is holding property on behalf of Marks and Spencer plc to enable Marks and Spencer plc to carry out its retailing activities. The directors consider that in the conditions prevailing during the year, the development of the Company's business and its financial position at the end of the year were satisfactory. The directors do not expect any development in the Company's business in the coming year that is significantly different from its present activities of holding property.

Marks and Spencer (Property Investments) Limited is a limited company incorporated and domiciled in England and Wales.

The Company's registered office is Waterside House, 35 North Wharf Road, London W2 1NW.

The financial statements are made up to the nearest Saturday to 31 March each year. The current financial year is the 52 weeks ended 2 April 2022 (the 'year').

Strategic report

Exemption has been taken from preparing a strategic report in line with S414b of the Companies Act 2006.

Dividends

The directors recommend a final dividend payment of £Nil (last year £Nil) be made in respect of the financial year ended 2 April 2022.

Going concern

In adopting the going concern basis for preparing the financial statements, the directors have considered the principal activities and principal risks and uncertainties relating to the Company. Based on the Company's current activities, financial position and future plans the directors are satisfied that the Company will be able to operate as a going concern for at least the next 12 months from the approval of these financial statements. For this reason the directors consider it appropriate for the Company to adopt the going concern basis in preparing its financial statements.

Directors' liabilities

Marks and Spencer Group plc maintains directors' and officers' liability insurance which gives appropriate cover for any legal action brought against its directors and those directors of its subsidiaries companies. Indemnities have been granted to the Company's directors by Marks and Spencer Group plc to the extent permitted by law. Qualifying third party indemnity provisions (as defined by section 234 of the Companies act 2006) were in force during the year ended 2 April 2022 and remain in force, in relation to certain losses and liabilities which the directors may incur to third parties in the course of acting as directors of the Company.

Marks and Spencer (Property Investments) Limited

Directors' Report for the Year Ended 2 April 2022

Statement of directors' responsibilities

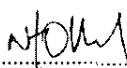
The directors are responsible for preparing the Annual Report and the unaudited financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have are required to prepare the Company financial statements in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006 and International Financial Reporting Standards as adopted by the UK. 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 apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable International Financial Reporting Standards (IFRSs) as adopted by the UK have been followed, subject to any material departures disclosed and explained in the financial statements; 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. 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.

Approved by the Board on 20 December 2022 and signed on its behalf by:


.....
Nick Folland
Director

Marks and Spencer (Property Investments) Limited

Income Statement for the the Year Ended 2 April 2022

		52 weeks to 2 April 2022 £ 000	53 weeks to 3 April 2021 £ 000
	Note		
Revenue	3	1,820	1,820
Cost of sales		<u>(1,716)</u>	<u>(3,240)</u>
Operating profit/(loss)	6	104	(1,420)
Finance costs	7	<u>(263)</u>	<u>(328)</u>
Loss before tax		(159)	(1,748)
Income tax expense	8	<u>(297)</u>	<u>-</u>
Loss for the period		<u><u>(456)</u></u>	<u><u>(1,748)</u></u>

The above results were derived from continuing operations.

Marks and Spencer (Property Investments) Limited

(Registration number: 05502582)

Statement of Financial Position as at 2 April 2022

	Note	As at 2 April 2022 £ 000	As at 3 April 2021 £ 000
Assets			
Non-current assets			
Property, plant and equipment	9	11,514	12,720
Intangible assets	10	<u>5,446</u>	<u>5,956</u>
		16,960	18,676
Current assets			
Trade and other receivables	13	<u>1,155</u>	<u>639</u>
Total assets		<u>18,115</u>	<u>19,315</u>
Equity and liabilities			
Equity			
Share capital	12	(15,000)	(15,000)
Retained earnings		<u>18,909</u>	<u>18,453</u>
Total equity		<u>3,909</u>	<u>3,453</u>
Current liabilities			
Trade and other payables	13	(21,728)	(22,768)
Income tax liability		<u>(296)</u>	<u>-</u>
		(22,024)	(22,768)
Total equity and liabilities		<u>(18,115)</u>	<u>(19,315)</u>

For the financial year ended 2 April 2022 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements of the Company were approved by the Board and authorised for issue on 20 December 2022

They were signed on its behalf by:



Adam Dobbs
Director

Marks and Spencer (Property Investments) Limited

Statement of Changes in Equity for the Year Ended 2 April 2022

	Share capital £ 000	Retained earnings £ 000	Total £ 000
At 29 March 2020	15,000	(16,705)	(1,705)
Loss for the period	-	(1,748)	(1,748)
Total comprehensive income	-	(1,748)	(1,748)
At 3 April 2021	15,000	(18,453)	(3,453)
	Share capital £ 000	Retained earnings £ 000	Total £ 000
At 4 April 2021	15,000	(18,453)	(3,453)
Loss for the period	-	(456)	(456)
Total comprehensive income	-	(456)	(456)
At 2 April 2022	15,000	(18,909)	(3,909)

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

1 Accounting policies

Basis of preparation

The financial statements have been prepared for the 52 weeks ended 2 April 2022 (last year: 53 weeks ended 3 April 2021) in accordance with UK-adopted International Accounting Standards and with the requirements of the Companies Act 2006 as applicable to companies reporting under those standards. The financial statements have been prepared on a going concern basis. In adopting the going concern basis, the directors have considered the business activities as set out on page 1.

New accounting standards adopted by the Company

The Company has applied the following new standards and interpretations for the first time for the annual reporting period commencing 4 April 2021:

- Amendments to IFRS 16: Covid-19-Related Rent Concessions beyond 30 June 2021.
- Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16: Interest Rate Benchmark Reform Phase 2

The adoption of the standards and interpretations listed above has not led to any changes to the Company's accounting policies or had any other material impact on the financial position or performance of the Company.

New accounting standards in issue but not yet effective

New standards and interpretations that are in issue but not yet effective are listed below:

- Amendments to IAS 16: Property, Plant and Equipment - Proceeds before Intended Use
- Amendments to IFRS 3: Reference to the Conceptual Framework
- Amendments to IAS 37: Onerous Contracts - Cost of Fulfilling a Contract
- Annual Improvements to IFRS Standards 2018-2020 Cycle: Amendments to IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 9 Financial Instruments, IFRS 16 Leases and IAS 41 Agriculture
- IFRS 17 Insurance Contracts
- Amendments to IAS 1: Classification of Liabilities as Current or Non-Current
- Amendments to IAS 12: Deferred Tax Related to Assets and Liabilities arising from a Single Transaction
- Amendments to IFRS 10 and IAS 28: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
- Amendments to IAS 8: Definition of Accounting Estimates
- Amendments to IAS 1 and IFRS Practice Statement 2: Disclosure of Accounting Policies

The adoption of the above standards and interpretations is not expected to lead to any changes to the Company's accounting policies or have any other material impact on the financial position or performance of the Company.

Accounting convention

The financial statements are drawn up on the historical cost basis of accounting, except as disclosed in the accounting policies set out below. The Company's accounting policies have been consistently applied throughout the year.

Revenue

Revenue represents rent receivable from another group undertaking which is recognised on an accruals basis. Lease income from these operating leases is recognised on a straight-line basis over the lease term even if cash receipts are not on this basis.

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Freehold land	Not depreciated
Freehold and leasehold buildings with a remaining lease term over 50 years	Depreciated to their residual values over their estimated remaining economic lives.
Leasehold buildings with a remaining lease term of less than 50 years	Depreciated over shorter of their useful economic lives and the remaining period of the lease.
Fixtures, fittings and equipment	3 to 25 years according to the estimated life of the asset.

Tax

Tax expense comprises of current tax only. Tax is recognised in the income statement, except to the extent it relates to items recognised in other comprehensive income or directly in equity, in which case the related tax is also recognised in other comprehensive income or directly in equity.

Property, plant and equipment

Property, plant and equipment is stated in the statement of financial position at cost, less any subsequent accumulated depreciation and any recognised impairment loss. Property is not revalued for accounting purposes. Assets in the course of construction are held at cost less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs.

The cost of property, plant and equipment includes directly attributable incremental costs incurred in their acquisition and installation.

Residual values and useful economic lives are reviewed annually. Depreciation is charged on all additions to, or disposal of, depreciating assets in the year of purchase or disposal. Any impairment value is recognised immediately in the income statement.

Prepaid leasehold premiums

Payments to acquire leasehold land are included in prepayments at cost and amortised over the life of the lease.

Reserves

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

- Share capital account: The nominal value of the shares issued.
- Retained earnings: All other net gains and losses and transactions with owners (e.g. dividends) not recognised elsewhere.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Statement of cash flows

There were no cash movements for the Company as all transactions were settled using intercompany loans and current accounts and therefore no statement of cash flows is presented in these accounts.

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

Financial assets and liabilities

Recognition and measurement

Loans to other Group undertakings and all other receivables are non-derivative financial assets, initially recognised at fair value, then subsequently carried at amortised cost. All receivables from other Group undertakings are not considered to be overdue or impaired.

Loans from other Group undertakings and all other payables are initially recorded at fair value, which is generally the proceeds received. They are then subsequently carried at amortised cost. All payables to other Group undertakings are repayable on demand.

2 Critical accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements under IFRSs requires the Company to make estimates and assumptions that affect the application of policies and reported amounts. Estimates and judgements are continually evaluated and are based on historical experience and other factors including the expectation of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates. The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are discussed below. There are no critical judgements within the accounts.

Depreciation of property, plant and equipment

Depreciation is provided so as to write down the assets to their residual values over their estimated useful lives as set out above. The selection of these estimated useful lives and residual values requires the exercise of management judgement.

During prior year, following an annual review of the appropriateness of the Group's residual value for buildings, it was deemed appropriate that the residual value for buildings should be reduced from 70% to 60% of the original cost. Consequently, the residual value for all assets within the same category were revised down, with the impact taken prospectively over the remaining lives of the assets.

Impairment of property, plant and equipment

Property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate that the carrying amount may not be recoverable. When a review of impairment is conducted, the recoverable amount is determined based on either value in use calculations prepared on the basis of management's assumptions and estimates or a red book valuation report for the property that adheres to the Royal Institution of Chartered Surveyor's Valuation Professional Standards.

Impairment of prepaid leasehold premium

Prepaid leasehold premiums are reviewed for impairment if events or changes in circumstances indicate that the carrying amount may not be recoverable. When a review of impairment is conducted, the recoverable amount is based on either value in use calculations prepared on the basis of management's assumptions and estimates or a red book valuation report for the related property that adheres to the Royal Institution of Chartered Surveyor's Valuation Professional Standards.

3 Revenue

The analysis of the company's revenue for the period from continuing operations is as follows:

	52 weeks to 2 April 2022 £ 000	53 weeks to 3 April 2021 £ 000
Rental income from a related party	1,820	1,820

4 Employee information

The Company had no employees during the year (last year none).

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

5 Directors' remuneration

No director received emoluments in respect of their services to the Company during the year (last year £nil).

6 Operating profit/(loss)

Arrived at after charging

	52 weeks to 2 April 2022 £ 000	53 weeks to 3 April 2021 £ 000
Depreciation expense	240	157
Amortisation expense	53	62
Impairment loss	<u>1,423</u>	<u>3,021</u>

The Marks and Spencer Group owns a significant property portfolio, most of which is used for trading purposes. A small number of these properties are held within separate property holding companies within which revenue is derived from related party rental income and not the underlying retail activities of the store. These related party rental agreements generally do not contain rental uplift provisions.

An asset is impaired where the book value of the property is greater than the deemed recoverable value. The deemed impairment does not reflect the value generated from continuing to trade the store on a value in use basis.

A valuation of the property portfolio was performed for internal purposes in July 2021 and August 2022. Following the valuations and management's own internal assessment of individual property values, an impairment has been booked in the current year and in the prior year.

7 Finance costs

	52 weeks to 2 April 2022 £ 000	53 weeks to 3 April 2021 £ 000
Finance costs		
Interest charge from a related party	<u>(263)</u>	<u>(328)</u>

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

8 Income tax

Tax charged in the income statement

	52 weeks to 2 April 2022 £ 000	53 weeks to 3 April 2021 £ 000
Current taxation		
UK corporation tax	296	-
UK corporation tax adjustment to prior periods	1	-
	<u>297</u>	<u>-</u>

The tax on profit before tax for the year is higher than the standard rate of corporation tax in the UK of 19% (2021 - higher than the standard rate of corporation tax in the UK of 19%).

The differences are reconciled below:

	52 weeks to 2 April 2022 £ 000	53 weeks to 3 April 2021 £ 000
Loss before tax	<u>(159)</u>	<u>(1,748)</u>
Corporation tax at standard rate	(30)	(332)
Increase in current tax from adjustment for prior periods	1	-
Increase from effect of expenses not deductible in determining taxable profit	326	616
Increase (decrease) arising from group relief tax reconciliation	<u>-</u>	<u>(284)</u>
Total tax charge	<u>297</u>	<u>-</u>

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

9 Property, plant and equipment

	Land and buildings £ 000
Cost or valuation	
At 29 March 2020	<u>17,827</u>
At 3 April 2021	<u>17,827</u>
At 4 April 2021	<u>17,827</u>
At 2 April 2022	<u>17,827</u>
Depreciation	
At 29 March 2020	2,893
Charge for period	157
Impairment	<u>2,057</u>
At 3 April 2021	<u>5,107</u>
At 4 April 2021	5,107
Charge for the period	240
Impairment	<u>966</u>
At 2 April 2022	<u>6,313</u>
Carrying amount	
At 2 April 2022	<u><u>11,514</u></u>
At 3 April 2021	<u><u>12,720</u></u>
At 29 March 2020	<u><u>14,934</u></u>

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

10 Intangible assets

	Other intangible assets £ 000
Cost or valuation	
At 29 March 2020	<u>20,103</u>
At 3 April 2021	<u>20,103</u>
At 4 April 2021	<u>20,103</u>
At 2 April 2022	<u>20,103</u>
Amortisation	
At 29 March 2020	13,121
Amortisation charge	62
Impairment	<u>964</u>
At 3 April 2021	<u>14,147</u>
At 4 April 2021	<u>14,147</u>
Amortisation charge	53
Impairment	<u>457</u>
At 2 April 2022	<u>14,657</u>
Carrying amount	
At 2 April 2022	<u>5,446</u>
At 3 April 2021	<u>5,956</u>
At 29 March 2020	<u>6,982</u>

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

11 Non-cash movements

The Company does not have a bank account. All transactions are settled using intercompany loans and current accounts. The movements for the year comprise the following:

	As at 2 April 2022 £ 000	As at 3 April 2021 £ 000
Loss before tax	(159)	(1,748)
Interest payable to another Group company	263	328
Operating profit/(loss)	<u>104</u>	<u>(1,420)</u>
Depreciation and amortisation	293	219
Impairment	1,423	3,021
Funds generated from operations	<u>1,820</u>	<u>1,820</u>
Funds from operating activities		
Tax paid	<u>(1)</u>	<u>(258)</u>
Net funds generated from operating activities	1,819	1,562
Funds from financing activities		
Interest payable	<u>(263)</u>	<u>(328)</u>
Net outflow of funds from financing activities	<u>(263)</u>	<u>(328)</u>
Net movement in intercompany balances	<u><u>1,556</u></u>	<u><u>1,234</u></u>

12 Share capital

Allotted, called up and fully paid shares

	As at 2 April 2022		As at 3 April 2021	
	No. 000	£ 000	No. 000	£ 000
Issued and fully paid of £1 each	15,000	15,000	15,000	15,000

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

13 Related party transactions

Summary of transactions with parent entities

During the year, the Company had the following related party transactions and balances.

Income and receivables from related parties

	Parent £ 000
2022	
Rental income from a related party	1,820
Amounts receivable from related party	<u>1,155</u>
	Parent £ 000
2021	
Rental income from a related party	1,820
Amounts receivable from related party	<u>639</u>

Expenditure with and payables to related parties

	Parent £ 000
2022	
Settlement of liabilities	<u>263</u>
	Parent £ 000
2021	
Settlement of liabilities	<u>328</u>

Loans from related parties

	Parent £ 000
2022	
At start of period	22,768
Tax paid	258
Rent paid	(1,540)
Interest charged	<u>242</u>
At end of period	<u>21,728</u>
	Parent £ 000
2021	
At start of period	23,980
Tax paid	255
Rent paid	(1,820)
Interest charged	<u>353</u>
At end of period	<u>22,768</u>

Marks and Spencer (Property Investments) Limited

Notes to the Unaudited Financial Statements for the Year Ended 2 April 2022

Terms of loans from related parties

As at 2 April 2022 the £21,728,000 (last year £22,768,000) loan from another Group undertaking is interest bearing. The current accounts receivables of £1,155,000 (last year £639,000) are non interest bearing. The loan is interest bearing at SONIA plus an applicable margin. This replaced the previous benchmarking (LIBOR plus margin) during the financial year.

14 Parent and ultimate parent undertaking

The company's immediate parent is Marks and Spencer plc.

The most senior parent entity producing publicly available financial statements is Marks and Spencer Group plc. These financial statements are available upon request from the Company Secretary or are available on the website www.marksandspencer.com/thecompany

Relationship between entity and parents

The parent of the largest group in which these financial statements are consolidated is Marks and Spencer Group plc, incorporated in the United Kingdom.

The address of Marks and Spencer Group plc is:

Waterside House, 35 North Wharf Road, London W2 1NW

The parent of the smallest group in which these financial statements are consolidated is Marks and Spencer plc, incorporated in the United Kingdom.

The address of Marks and Spencer plc is:

Waterside House, 35 North Wharf Road, London W2 1NW