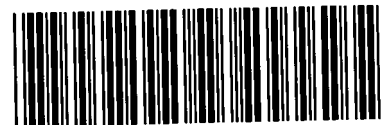


**Grainger PRS Limited**  
**Financial statements**  
**30 September 2017**

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# **Grainger PRS Limited**

## **Financial statements**

**Year ended 30 September 2017**

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# **Grainger PRS Limited**

## **Officers and professional advisers**

### **The board of directors**

Vanessa K Simms  
Helen C Gordon  
Adam McGhin

### **Company secretary**

Adam McGhin

### **Registered office**

Citygate  
St James' Boulevard  
Newcastle upon Tyne  
NE1 4JE

### **Auditor**

KPMG LLP  
Chartered accountants & statutory auditor  
15 Canada Square  
Canary Wharf  
London  
E14 5GL

### **Bankers**

Barclays Bank plc  
Barclays House  
5 St Ann's Street  
Quayside  
Newcastle upon Tyne  
NE1 2BH

### **Solicitors**

Womble Bond Dickinson (UK) LLP  
St Ann's Wharf  
112 Quayside  
Newcastle upon Tyne  
NE1 3DX

# Grainger PRS Limited

## Directors' report

Year ended 30 September 2017

The directors present their report and the financial statements of the company for the year ended 30 September 2017.

### Principal activities

The principal activity of the company during the year was property trading and development. The directors do not recommend the payment of a dividend (2016: £nil).

### Directors

The directors who served the company during the year, and subsequent to the year end, were as follows:

Nicholas M F Jopling	(Resigned 20 December 2017)
Vanessa K Simms	
Helen C Gordon	
Adam McGhin	

### Directors' responsibilities statement

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), 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 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.

# Grainger PRS Limited

## Directors' report *(continued)*

Year ended 30 September 2017

### Auditor

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

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all 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.

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.

### Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 21 June 2018 and signed on behalf of the board by:



Adam McGhin  
Company Secretary

## **Independent auditor's report to the members of Grainger PRS Limited**

### **Opinion**

We have audited the financial statements of Grainger PRS Limited ("the company") for the year ended 30 September 2017 which comprise the Statement of 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 September 2017 and of its loss 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**

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 twelve months from the date of approval of the financial statements. We have nothing to report in these respects.

### **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.

### **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

## **Independent auditor's report to the members of Grainger PRS Limited (continued)**

- 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 their statement set out on page 2, 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 they 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 misstatements, 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the 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).

### **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 auditors' 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.



**Bill Holland (Senior Statutory Auditor)**  
**For and on behalf of KPMG LLP, Statutory Auditor**  
Chartered Accountants  
15 Canada Square  
Canary Wharf  
London  
E14 5GL  
22 June 2018

# Grainger PRS Limited

## Statement of comprehensive income

Year ended 30 September 2017

	Note	2017 £	2016 £
<b>Turnover</b>	<b>4</b>	<b>13,000,000</b>	—
Cost of sales		(13,413,200)	—
<b>Gross loss</b>		<b>(413,200)</b>	—
<b>Operating loss</b>	<b>5</b>	<b>(413,200)</b>	—
Interest receivable and similar income	<b>6</b>	<b>46,016</b>	291,386
Interest payable and similar expenses	<b>7</b>	<b>(191,037)</b>	(129,414)
<b>(Loss)/profit before taxation</b>		<b>(558,221)</b>	161,972
Tax on (loss)/profit	<b>8</b>	<b>108,853</b>	(32,394)
<b>(Loss)/profit for the financial year and total comprehensive (loss)/income</b>		<b>(449,368)</b>	129,578

All the activities of the company are from continuing operations.

The notes on pages 9 to 13 form part of these financial statements.



# Grainger PRS Limited

## Statement of financial position

30 September 2017

	Note	2017 £	2016 £
<b>Current assets</b>			
Stocks	9	–	5,640,891
Debtors	10	10,956,205	5,589,859
		<u>10,956,205</u>	<u>11,230,750</u>
<b>Creditors: amounts falling due within one year</b>	11	<u>(9,416,163)</u>	<u>(2,817,897)</u>
<b>Net current assets</b>		<u>1,540,042</u>	<u>8,412,853</u>
<b>Total assets less current liabilities</b>		<u>1,540,042</u>	<u>8,412,853</u>
<b>Creditors: amounts falling due after more than one year</b>	12	–	(6,423,443)
<b>Net assets</b>		<u><u>1,540,042</u></u>	<u><u>1,989,410</u></u>
<b>Capital and reserves</b>			
Called up share capital	13	1,910,401	1,910,401
Profit and loss account	14	(370,359)	79,009
<b>Shareholders' funds</b>		<u><u>1,540,042</u></u>	<u><u>1,989,410</u></u>

These financial statements were approved by the board of directors and authorised for issue on 21 June 2018, and are signed on behalf of the board by:



Adam McGhin  
Director

Company registration number: 05789357

The notes on pages 9 to 13 form part of these financial statements.

# Grainger PRS Limited

## Statement of changes in equity

Year ended 30 September 2017

	Called up share capital £	Profit and loss account £	Total £
<b>At 1 October 2015</b>	1,910,401	(50,569)	1,859,832
Profit for the year	—	129,578	129,578
<b>Total comprehensive income for the year</b>	—	129,578	129,578
<b>At 30 September 2016</b>	1,910,401	79,009	<b>1,989,410</b>
Loss for the year	—	(449,368)	<b>(449,368)</b>
<b>Total comprehensive loss for the year</b>	—	(449,368)	<b>(449,368)</b>
<b>At 30 September 2017</b>	<u>1,910,401</u>	<u>(370,359)</u>	<u><b>1,540,042</b></u>

The notes on pages 9 to 13 form part of these financial statements.

# **Grainger PRS Limited**

## **Notes to the financial statements**

**Year ended 30 September 2017**

### **1. General information**

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

### **2. Statement of compliance**

The financial statements of Grainger PRS Limited ("the company") for the year ended 30 September 2017 were authorised for issue by the board of directors on 21 June 2018 and the statement of financial position was signed on the board's behalf by Adam McGhin.

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

The company's ultimate parent undertaking, Grainger plc, includes the company in its consolidated financial statements. The consolidated financial statements of Grainger plc are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

### **3. Accounting policies**

#### **Basis of preparation**

The financial statements have been prepared under the historical cost convention, and in accordance with applicable UK accounting standards.

The financial statements are prepared on the going concern basis in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom, which have been applied consistently throughout the year.

#### **Disclosure exemptions**

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- (a) Cash flow statement and related notes;
- (b) Comparative period reconciliations for share capital;
- (c) Disclosures in respect of capital management;
- (d) The effects of new but not yet effective IFRSs;
- (e) Disclosures in respect of the compensation of key management personnel.

As the consolidated financial statements of Grainger plc 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 Instruments: Disclosures.

#### **Revenue recognition**

Turnover comprises gross sale proceeds of trading properties and land, exclusive of VAT. Sales of properties are only accounted for when the company has entered into a legally binding contract.

# Grainger PRS Limited

## Notes to the financial statements *(continued)*

Year ended 30 September 2017

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

#### **Income tax**

The taxation charge for the year represents the sum of the tax currently payable and deferred tax. The charge is recognised in the statement of comprehensive income according to the accounting treatment of the related transaction.

Current tax payable or receivable is based on the taxable income for the period and any adjustment in respect of prior periods and is calculated using tax rates that have been enacted or substantively enacted at the end of the reporting period.

Tax payable upon the realisation of revaluation gains recognised in prior periods is recorded as a current tax charge with a release of the associated deferred tax.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted at the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will give rise to a future tax liability against which the deferred tax assets can be recovered.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same tax authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

#### **Stocks**

Development properties and development land are shown in the financial statements at the lower of cost and net realisable value. Cost includes legal and surveying charges incurred during the acquisition plus improvement costs. Net realisable value is calculated based on whether the land or property is to be sold in its current condition or whether it will be subject to further development. Where the land or property is to be further developed, net realisable value is based on the future expected value. Where the land or property is to be sold in its current condition, net realisable value is based on current market value.

#### **Non-derivative financial instruments**

Non-derivative financial instruments comprise loans and borrowings, and trade and other creditors.

Trade and other creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

#### **Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make significant judgements, estimates and assumptions that affect the amounts reported. The directors have considered whether there are any such sources of estimation or critical accounting judgements in preparing the financial statements and do not consider there to be any for the purposes of disclosure.

# Grainger PRS Limited

## Notes to the financial statements *(continued)*

Year ended 30 September 2017

### 4. Turnover

Turnover arises from:

	2017 £	2016 £
Proceeds from sale of trading properties	<u>13,000,000</u>	<u>–</u>

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

### 5. Operating loss

Audit fees of £2,100 (2016: £2,600) are statutory audit fees only and are borne by another group company.

There are no persons holding service contracts with the company (2016: none). None of the directors received any remuneration from the company during the year, or in the previous year, in respect of their services to the company.

### 6. Interest receivable and similar income

	2017 £	2016 £
Interest from group undertakings	<u>46,016</u>	<u>291,386</u>

### 7. Interest payable and similar expenses

	2017 £	2016 £
Interest due to group undertakings	133,548	–
Other interest payable and similar charges	<u>57,489</u>	<u>129,414</u>
	<u>191,037</u>	<u>129,414</u>

### 8. Tax on (loss)/profit

Major components of tax (income)/expense

	2017 £	2016 £
<b>Current tax:</b>		
UK current tax (income)/expense	<u>(108,853)</u>	<u>32,394</u>
<b>Tax on (loss)/profit</b>	<u>(108,853)</u>	<u>32,394</u>

# Grainger PRS Limited

## Notes to the financial statements (continued)

Year ended 30 September 2017

### 8. Tax on (loss)/profit (continued)

#### Reconciliation of tax (income)/expense

The tax assessed on the loss on ordinary activities for the year is the same as (2016: the same as) the standard rate of corporation tax in the UK of 19.50% (2016: 20%).

	2017 £	2016 £
(Loss)/profit on ordinary activities before taxation	(558,221)	161,972
(Loss)/profit on ordinary activities by rate of tax	(108,853)	32,394

#### Factors that may affect future tax income

Reductions in the UK corporation tax rate from 20% to 19% (effective from 1 April 2017) and to 17% (effective 1 April 2020) are in effect or have been substantively enacted. These will reduce the company's future current tax charge accordingly.

### 9. Stocks

	2017 £	2016 £
Stock	–	5,640,891

In the opinion of the directors, there was no material difference between the replacement value and the carrying value of stock at 30 September 2016.

### 10. Debtors

	2017 £	2016 £
Amounts owed by group undertakings	10,944,856	5,564,437
Other debtors	11,349	25,422
	<u>10,956,205</u>	<u>5,589,859</u>

### 11. Creditors: amounts falling due within one year

	2017 £	2016 £
Trade creditors	764	618,215
Amounts owed to group undertakings	8,694,027	2,199,682
Accruals and deferred income	721,372	–
	<u>9,416,163</u>	<u>2,817,897</u>

Included in amounts owed to group undertakings is a loan with a balance of £8,694,027. The loan is unsecured, bears interest at a weighted rate of 3.68%, and is repayable on demand. Net interest payable for the year amounted to £87,532.

# Grainger PRS Limited

## Notes to the financial statements *(continued)*

Year ended 30 September 2017

### 12. Creditors: amounts falling due after more than one year

	2017	2016
	£	£
Secured loan	<u>-</u>	<u>6,423,443</u>

The loan was secured in favour of the Homes and Communities Agency by a fixed charge over the land owned by the company, and was guaranteed by the ultimate parent undertaking, Grainger plc. Interest payable for the year amounted to £57,489 (2016: £129,414). The loan was repaid in March 2017.

### 13. Called up share capital

#### Issued, called up and fully paid

	2017		2016	
	No.	£	No.	£
Ordinary shares of £1 each	<u>1,910,401</u>	<u>1,910,401</u>	<u>1,910,401</u>	<u>1,910,401</u>

### 14. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

### 15. Related party transactions

The company is exempt from disclosing related party transactions as they are with other companies that are wholly owned within the Grainger plc group.

### 16. Ultimate controlling and parent company

Greit Limited is the immediate controlling party and parent company by virtue of its 100% shareholding in the company.

The directors regard Grainger plc, a company registered in England and Wales, as the ultimate parent undertaking and the ultimate controlling party, being the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of the Grainger plc consolidated financial statements may be obtained from The Secretary, Grainger plc, Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.