Registered Company Number: 06482903

Holborn UK Investments Limited

Annual Report and Financial Statements

For the 52 weeks to 16 March 2013

A2JXKVQW A16 28/10/2013 #144 COMPANIES HOUSE Holborn UK Investments Limited
Directors' report
For the 52 weeks to 16 March 2013
Registered company number: 06482903

The Directors present their report and the audited financial statements of Holborn UK Investments Limited (the 'Company') for the 52 weeks to 16 March 2013. The prior financial year's financial statements were for the 52 weeks to 17 March 2012.

Principal activities and review of business

The principal activity of the Company is financing J Sainsbury plc and its subsidiaries (the 'Group')

The Company's loss for the financial year was £1 million (2012 loss £1 million) The financial position as at 16 March 2013 is shown in the balance sheet set out on page 6

Principal risks and uncertainties

From the perspective of the Company, the principal risks and uncertainties are integrated with the principal risks of the Group and are not managed separately. Accordingly the principal risks and uncertainties of the Group, which include those of the Company, are discussed on pages 51 to 53 of the J Sainsbury plc Annual Report and Financial Statements 2013, which do not form part of this report.

Future developments

No change is planned in the activities of the Company in the next financial year

Key performance indicators (KPIs)

Given the straightforward nature of the business, the Company's Directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the business

Financial risk management

The financial risk management and policies of the Company are disclosed in note 12 of the financial statements

Dividends

The Directors do not recommend the payment of a dividend (2012 £nil)

Going Concern

The Directors have, at the time of approving the financial statements, a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The ultimate parent company, J Sainsbury plc, will continue to support the Company. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Directors

E Barker

The Directors of Holborn UK Investments Limited during the financial year and up to the date of signing the financial statements are shown below

R Learmont Sainsburys Corporate Director Limited R Fleming

(Resigned 18 April 2012) (Appointed 18 April 2012) Holborn UK Investments Limited Directors' report (continued) For the 52 weeks to 16 March 2013

Directors' indemnities

The Directors are entitled to be indemnified by the ultimate parent company, J Sainsbury plc, to the extent permitted by law and the Articles of Association in respect of all losses arising out of or in connection with the execution of their powers, duties and responsibilities. The ultimate parent company purchased and maintained Directors' and Officers' liability insurance throughout 2012/13, which was renewed for 2013/14. The insurance covers all Directors and Officers of companies in the Group. Neither the indemnities nor insurance provide cover in the event that the Director or Officer is proved to have acted fraudulently.

Disclosure of information to auditors

Each of the Directors confirms that, so far as he is aware, there is no relevant audit information of which the auditors are unaware. Each Director has taken all steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the auditors are aware of that information.

Independent auditors

The auditors, PricewaterhouseCoopers LLP, have expressed their willingness to continue in office

By order of the Board

Philip Davies

Company Secretary 24 September 2013

Holborn UK Investments Limited For the 52 weeks to 16 March 2013

Statement of Directors' responsibilities in respect of the financial statements

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 prepared the financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. 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 year. 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 IFRSs as adopted by the European Union have been followed, subject to any material departures disclosed and explained in the financial statements,
- 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.

By order of the Board

Philip Davies

Company Secretary 24 September 2013

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF HOLBORN UK INVESTMENTS LIMITED

We have audited the financial statements of Holborn UK Investments Limited for the 52 weeks ended 16 March 2013 which comprise the Income statement, Statement of comprehensive income, Balance sheet, Cash flow statement, Statement of changes in equity and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' responsibilities set out on page 3, 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.

This report, including the opinions, has been prepared for and only for the Company's members 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

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 and Financial Statements to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material 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 16 March 2013 and of its loss and cash flows for the 52 weeks then ended,
- have been properly prepared in accordance with IFRSs as adopted by the European Union, 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 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

Simon Morley (Senior Statutory Auditor)

for and on behalf of PricewaterhouseCoopers LLP

Chartered Accountants and Statutory Auditors

London

26 September 2013

Holborn UK Investments Limited Income statement For the 52 weeks to 16 March 2013

| | Note | 2013 £m | 2012 £m |
|-------------------------|------|------------|------------|
| Finance income | 5 | 3 | 3 |
| Finance costs | 5 | (4) | (4) |
| Loss before taxation | | (1) | (1) |
| Income tax expense | 6 | - | |
| Loss for financial year | | (1) | (1) |

Statement of comprehensive income for the 52 weeks to 16 March 2013

There was no other comprehensive income or expense during the financial year or the prior financial year

Holborn UK Investments Limited Balance sheet As at 16 March 2013 and 17 March 2012

| | Note | 2013 £m | 2012 £m |
|-------------------------|------|------------|------------|
| Non-current assets | Note | 2111 | |
| Other receivables | 7 | 64 | 65 |
| Current assets | | | |
| Other receivables | 7 | 3 | 3 |
| Total assets | | 67 | 68 |
| Current liabilities | | | |
| Borrowings | 8 | (4) | (4) |
| Net current liabilities | | (1) | (1) |
| Non-current liabilities | | | |
| Borrowings | 8 | (40) | (40) |
| Net assets | | 23 | 24 |
| Equity | | | |
| Called up share capital | 9 | - | - |
| Share premium account | 9 | 180 | 180 |
| Accumulated losses | | (157) | (156) |
| Total equity | | 23 | 24 |

The financial statements on pages 5 to 15 were approved by the Board of Directors on 24 September 2013 and are signed on its behalf by

Ed Barker Director

EdBarrer

Holborn UK Investments Limited Cash flow statement For the 52 weeks to 16 March 2013

| | | 2013 | 2012 £m |
|--|----|------|------------|
| | | £m | |
| Cash flows from operating activities | 11 | (3) | (43) |
| Net cash from operating activities | | (3) | (43) |
| Cash flows from investing activities | | | |
| Interest received | | 3 | 3 |
| Net cash used in investing activities | | 3 | 3 |
| Cash flows from financing activities | | | |
| Proceeds from disposal of financial assets | | - | 40 |
| Net cash from financing activities | | - | 40 |
| Net increase in cash and cash equivalents | | - | - |
| Opening cash and cash equivalents | | - | - |
| Closing cash and cash equivalents | | - | |

Statement of changes in equity for the 52 weeks to 16 March 2013

| | Called up share capital £m | Share premium account £m | Accumulated losses £m | Total equity £m |
|---|-------------------------------------|-----------------------------------|-----------------------------|-----------------------|
| At 18 March 2012 | | 180 | (156) | 24 |
| Loss for the financial year and total comprehensive expense | - | - | (1) | (1) |
| At 16 March 2013 | - | 180 | (157) | 23 |
| At 20 March 2011 Loss for the financial year and total | - | 180 | (155) | 25 |
| comprehensive expense | - | - | (1) | (1) |
| At 17 March 2012 | - | 180 | (156) | 24 |

1 General information

Holborn UK Investments Limited ('the Company') is a private limited company incorporated and domiciled in the United Kingdom. The Company's registered address is 33 Holborn, London EC1N 2HT

The financial year represents the 52 weeks to 16 March 2013 and the prior financial year represents the 52 weeks to 17 March 2012

2 Accounting policies

(a) Statement of compliance

The Company's financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union and International Financial Reporting Interpretations Committee ("IFRIC") interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS

(b) Basis of preparation

The financial statements are presented in sterling, rounded to the nearest million (£m) unless otherwise stated. They have been prepared on the going concern basis under the historical cost convention.

The preparation of financial statements in conformity with IFRSs 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 areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 2c.

The accounting policies have been applied consistently to all years presented in the financial statements

New standards, interpretations and amendments to published standards

Effective for the Company in these financial statements:

- Amendments to IFRS 1 'First time adoption of IFRS', Severe hyperinflation and removal of fixed dates for first-time adopters
- Amendments to IFRS 7 'Financial instruments Disclosures', Disclosures on transfers of financial assets

The Company has considered the above amendments to published standards that are effective and concluded that they are either not relevant to the Company or that they would not have a significant impact on the Company's financial statements, apart from additional disclosures

Effective for the Company for the financial year beginning 17 March 2013:

- Amendment to IAS 1, 'Presentation of financial statements', Presentation of items of other comprehensive income
- Amendments to IAS 12 'Income Taxes', Deferred tax accounting for investment properties
- IAS 19 (revised), 'Employee benefits' *
- Amendment to IFRS 1, 'First-time adoption', Government loans
- Amendment to IFRS 7, 'Financial instruments Disclosures', Disclosures on assets and liabilities offsetting*
- IFRS 13, 'Fair value measurement'*
- Annual Improvements 2011*

^{*} These standards and interpretations have been endorsed by the EU

2 Accounting policies (continued)

The Company has considered the above amendments to published standards that are not yet effective and concluded that they are either not relevant to the Company or that they would not have a significant impact on the Company's financial statements, apart from additional disclosures

The following standards and revisions will be effective for future years:

- IAS 27 (revised) 2011, 'Separate financial statements' *
- IAS 28 (revised) 2011, 'Associates and joint ventures' *
- IFRS 9, 'Financial instruments' classification of financial assets and financial liabilities ^
- IFRS 10, 'Consolidated financial statements' *
- IFRS 11, 'Joint arrangements' *
- IFRS 12, 'Disclosure of interests in other entities' *
- Amendment to IAS 32, 'Financial instruments Presentation', Offsetting financial assets and liabilities*
- Amendment to IFRS10,11 and 12 on transition guidance*
- * These standards are effective for accounting periods starting on or after 1 January 2014

The Company has considered the impact of the above standards and revisions and has concluded that they will not have a significant impact on the Company's financial statements, apart from additional disclosures

The accounting policies set out below have been applied consistently to all financial years presented in the financial statements by the Company

Going concern

The Directors have, at the time of approving the financial statements, a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The ultimate parent company, J Sainsbury plc, will continue to support the Company. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Finance income and costs

Finance income and costs are recognised in the income statement for financial assets and liabilities measured at amortised cost using the effective interest method

Financial instruments

Financial assets

The Company classifies its financial assets as loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. The Company has no intention of trading these loans and receivables. Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest method. Income from these financial assets is calculated on an effective yield basis and is recognised in the income statement.

Financial liabilities

Finance charges, including premiums payable on settlement or redemption and direct issue costs are accounted for on an accrual basis to the income statement using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the financial year in which they arise

Interest-bearing bank loans are recorded initially at fair value, which is generally the proceeds received, net of direct issue costs. Subsequently, these liabilities are held at amortised cost using the effective interest method.

[^] This standard is effective for accounting periods starting on or after 1 January 2015

2 Accounting policies (continued)

Fair value estimation

The methods and assumptions applied in determining the fair values of financial assets and financial liabilities are disclosed in note 13

Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously

Current taxation

Current tax is accounted for on the basis of tax laws enacted or substantively enacted at the balance sheet date. Current tax is charged or credited to the income statement, except when it relates to items charged to equity or other comprehensive income, in which case the current tax is also dealt with in equity or other comprehensive income respectively.

Called up share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds

(c) Judgements and estimates

The Company makes judgements and assumptions concerning the future that impact the application of policies and reported amounts. The resulting accounting estimates calculated using these judgements and assumptions will, by definition, seldom equal the related actual results but are based on historical experience and expectations of future events.

The judgements and key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are discussed below

Impairment of assets

Financial and non-financial assets are subject to impairment reviews based on whether current or future events and circumstances suggest that their recoverable amount may be less than their carrying value Recoverable amount is based on the higher of the value in use and fair value less costs to sell. Value in use is a calculated from expected future cash flows using suitable discount rates and includes management assumptions and estimates of future performance.

Income taxes

The Company recognises expected liabilities for tax based on an estimation of the likely taxes due, which requires significant judgement as to the ultimate tax determination of certain items. Where the actual liability arising from these issues differs from these estimates, such differences will have an impact on income tax and deferred tax provisions in the financial year when such determination is made. Detail of the tax charge is set out in note 6.

3 Operating result

The auditors' remuneration has been borne by Sainsbury's Supermarkets Ltd, a Group company that makes no recharge to the Company

4 Employees and Directors' remuneration

The average monthly number of persons (including Directors) employed by the Company during the financial year was nil (2012 nil)

All of the Directors are also employees of the ultimate parent company, J Sainsbury plc, or other Group companies. The Directors' emoluments are borne by Sainsbury's Supermarkets Ltd, a Group company that makes no recharge to the Company. It is not possible to make an accurate apportionment of the Directors' emoluments as they serve as Directors to a number of Group companies. Accordingly, the income statement does not include emoluments in respect of the Directors.

5 Finance income and finance costs

| | 2013 | 2012 |
|---|------|------|
| | £m | £m |
| Interest receivable from parent company | 3 | 3 |
| Finance income | 3 | 3 |
| Interest paid on bank loans | (4) | (4) |
| Finance costs | (4) | (4) |

6 Income tax expense

The current tax expense in the income statement for the financial year is £nil (2012 £nil)

The effective tax rate of nil per cent (2012 nil per cent) is lower than the standard rate of corporation tax in the UK. The differences are explained below

| | 2013 £m | 2012 | |
|---|------------|----------|--|
| | | £m | |
| Loss before taxation | (1) | (1) | |
| Income tax at UK corporation tax rate of 24 08% (2012 26 07%) | - | | |
| Total income tax expense in income statement | - | <u>-</u> | |

On 21 March 2012, the Chancellor announced that the main rate of UK corporation tax would reduce to 23 0 per cent for the financial year commencing 1 April 2013. This was substantively enacted on 3 July 2012.

In addition to this, a number of further changes to the UK corporation tax system were announced in the 5 December 2012 and 20 March 2013 UK Budget Statements. The main rate of corporation tax is expected to reduce to 21 0 per cent from 1 April 2014, and to 20 0 per cent from 1 April 2015. Neither of these expected rate reductions had been substantively enacted at the balance sheet date and, therefore, their effect is not included in the financial statements.

7 Other receivables

| | 2013 | 2012 |
|---------------------------------|------|------|
| | £m | £m |
| Non-current Non-current | | |
| Amounts due from parent company | 64 | 65 |
| Current | | |
| Amounts due from parent company | 3 | 3 |

Non-current amounts due from the parent company are denominated in sterling, carry fixed rates of interest, and are repayable in 2015

Current amounts due from the parent company are denominated in sterling, are interest bearing at spreads above the Bank of England base rate, and are payable upon demand

Amounts due from the parent company are not considered overdue or impaired

8 Borrowings

| | Within one A | 2013 fter one | , | Within one | 2012 After one | |
|--------------------|--------------|------------------|-------------|------------|-------------------|-------------|
| | year £m | year £m | Total £m | year £m | year £m | Total £m |
| Term Ioan due 2015 | 4 | 40 | 44 | 4 | 40 | 44 |
| | 4 | 40 | 44 | 4 | 40 | 44 |

As at 16 March 2013 the Company has a £40 million bilateral loan at floating rates of interest subject to a cap. The carrying amount of the loan is £44 million (2012 £44 million) and the loan is repayable over three years.

9 Called up share capital and share premium account

| oaned up share capital and share premium account | 2013 £ | 2012 £ |
|--|-----------|-----------|
| Called up share capital | | |
| Allotted and fully paid - ordinary shares | | |
| 10 ordinary shares of £1 each (2012 10) | 10 | 10 |
| | £m | £m |
| Share premium account | | |
| Allotted and fully paid - ordinary shares | 180 | 180 |

10 Accumulated losses

| | £m |
|-----------------------------|-------|
| At 18 March 2012 | (156) |
| Loss for the financial year | (1) |
| At 16 March 2013 | (157) |
| | £m |
| At 20 March 2011 | (155) |
| Loss for the financial year | (1) |
| At 17 March 2012 | (156) |

11 Notes to the cash flow statements

Reconciliation of loss before taxation to cash generated from operations

| | 2013 | 2012 |
|--|------|------|
| | £m | £m |
| Loss before taxation | (1) | (1) |
| Operating cash flows before changes in working capital | (1) | (1) |
| Changes in working capital | | |
| Decrease in trade and other receivables | 2 | 1 |
| Decrease in trade and other payables | - | (39) |
| Interest paid | (4) | (4) |
| Cash generated from operations | (3) | (43) |

12 Financial risk management

Treasury management

Treasury policies are reviewed and approved by the ultimate parent company's board. The J Sainsbury plc Chief Executive and Chief Financial Officer have joint delegated authority from the ultimate parent company's board to approve finance transactions.

The Group operates a central treasury function which is responsible for managing the Company's liquid resources, funding requirements, interest rate and currency exposures

Interest rate risk

The Company is exposed to interest rate risk on borrowings

(i) Sensitivity analysis for amounts due from parent company

The Company had a non-current receivable from the parent company with a carrying value of £64 million (2012 £65 million) as at the balance sheet date, which is interest bearing at a fixed rate. A change in interest rates at the reporting date would not affect the income statement.

(ii) Cash flow sensitivity for term loan due 2015

The Company holds £40 million (2012 £40 million) of borrowings. A change of 100 basis points in the rate would have an impact of £304,000 (2012 £296,000) on the post-tax income statement

12 Financial risk management (continued)

Liquidity risk

The Company has a £40 million (2012 £40 million) loan maturing in 2015

The table below analyses the Company's financial liabilities into relevant maturity groupings based on the remaining years at the balance sheet date to contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows or an estimate in respect of floating interest rate liabilities.

| | Less than | Less than One to two Two to five | | More than five |
|-------------------------------------|----------------|----------------------------------|-------------|----------------|
| | one year £m | years £m | years £m | years £m |
| 16 March 2013 Term loan due 2015 | 5 | 5 | 45 | <u>•</u> |
| 17 March 2012 Term loan due 2015 | 5 | 5 | 50 | _ |

Credit risk

The Company's exposure to credit risk is limited to amounts receivable from the parent company. This is an existing related party receivable with no history of default and none of the amounts are past due nor impaired.

Capital risk management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide services to the Group and to maintain an optimal capital structure

13 Financial instruments

Fair values

The fair values of financial assets and liabilities are based on the prices available from the market on which the instruments are traded where available. The fair value of all other financial assets and liabilities have been calculated by discounting future cash flows at prevailing interest rates. The fair values of short-term deposits with a maturity of less than one year are assumed to approximate their book values, and are excluded from the analysis below

The term loan due in 2015 has a fair value of £54 million (2012 £51 million) and carrying value of £44 million (2012 £44 million)

Amounts due from the parent company have a fair value of £72 million (2012 £72 million) and carrying value of £67 million (2012 £68 million)

14 Related party transactions

The ultimate and immediate parent company and controlling party of the Company is J Sainsbury plc, which is registered in England and Wales, and forms the only group into which the financial statements of the Company are consolidated. Copies of the parent company's financial statements may be obtained from www j-sainsbury co uk

(a) Key management personnel

The key management personnel of the Company comprise members of the Board of Directors The Directors do not receive any remuneration from the Company as their emoluments are borne by Group companies. The Company did not have any transactions with the Directors during the financial year.

(b) Transactions with parent company

| | 2013 £m | 2012 £m |
|---|------------|------------|
| Advances due from/(paid to) parent company | | |
| Net advances paid to parent company | (4) | (3) |
| Interest earned in respect of interest bearing loans | 3 | 3 |
| Year end balances arising from transactions with parent company | | |
| Receivables | | |
| Advances due from parent company | 67 | 68 |

(c) Transactions with Group companies

During the financial year there have been no other transactions with other Group companies

(d) Transactions with other related parties

There have been no transactions with other related parties during the financial year