

Company Registration No. 08005364

KINGFISHER CAR PARKS LIMITED

Annual Report and Financial Statements

From incorporation on 26 March 2012 to 31 December 2012



KINGFISHER CAR PARKS LIMITED

OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

K Ford
C Staveley
D Snelgrove
C Boehringer
A Trolle

SECRETARY

S Wetherly

REGISTERED OFFICE

52 Grosvenor Gardens
London
SW1W 0AU

AUDITORS

Ernst & Young LLP
1 More London Place
London
SE1 2AF

KINGFISHER CAR PARKS LIMITED

DIRECTORS' REPORT

The directors present their annual report together with the audited financial statements for the 9 month period ended 31 December 2012

PRINCIPAL ACTIVITY AND GOING CONCERN

The principal activity of the Company is to manage the Kingfisher Car Park in Redditch

The Company commenced trading on the 2 May 2012. There has been no change to the principal activity of the Company during the period and the directors do not expect a change in the foreseeable future.

The financial statements are prepared on a going concern basis as disclosed in the notes to the financial statements – accounting policies.

INCORPORATION

The Company was incorporated in Great Britain on 26 March 2012 and registered in England and Wales.

RESULTS AND DIVIDENDS

The profit after tax for the period amounted to £46,470.

The directors do not recommend the payment of a dividend.

BUSINESS REVIEW

The key performance indicators which the directors use to monitor the business are profit before tax and net assets. Given the nature of the Company, the directors consider that the results for the period are satisfactory, and expect a similar level of activity to continue in the foreseeable future.

FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's operations expose it to financial risks. Since the financial assets and liabilities of the Company are predominantly balances with other Group undertakings, the risks to which the Company is exposed include credit risk and interest rate cash flow risk. The directors carry out an annual risk review to ensure that risks associated with the Company's financial assets and liabilities are correctly managed and reported.

DIRECTORS

The directors who served throughout the period and up to the date of this report, except as noted, were as follows:

K Ford	(appointed 17 April 2012)
C Staveley	(appointed 17 April 2012)
D Snelgrove	(appointed 30 April 2012)
C Boehringer	(appointed 30 April 2012)
A Trolle	(appointed 30 April 2012)
C MacKie	(appointed 26 April 2012, resigned 17 April 2012)
Olswang Directors 1 Limited	(appointed 28 March 2012, resigned 17 April 2012)
Olswang Directors 2 Limited	(appointed 28 March 2012, resigned 17 April 2012)

KINGFISHER CAR PARKS LIMITED

DIRECTORS' REPORT - CONTINUED

SUPPLIER PAYMENT POLICY

The policy of the Company is to settle supplier invoices within the terms of trade agreed with individual suppliers. Where no specific terms have been agreed, the group endeavours to make payment within one month of the receipt of invoice. At the period end, the Company had no amounts owing to suppliers.

AUDITOR

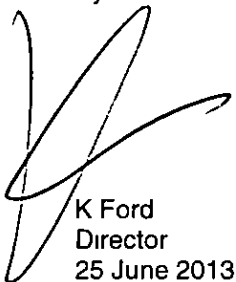
Each of the persons who is a director at the date of approval of this report confirms that

- (1) so far as the director is aware, there is no relevant audit information of which the Company's auditor are unaware, and
- (2) the director has taken all the 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 Company's auditor are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of the Companies Act 2006.

Ernst & Young LLP have expressed their willingness to continue in office as auditors and appropriate arrangements have been put in place for them to be deemed as reappointed as auditors in the absence of an Annual General Meeting.

By order of the Board



K Ford
Director
25 June 2013

KINGFISHER CAR PARKS LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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

Company law requires the directors to prepare financial statements for each financial period. 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). The financial statements are required by law to 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 those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and 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, 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 confirm that they have complied with the above requirements in preparing the financial statements. The directors are responsible for keeping proper accounting records that 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF KINGFISHER CAR PARKS LIMITED

We have audited the financial statements of Kingfisher Car Parks Limited for the period from 26 March 2012 to 31 December 2012 which comprise Profit and Loss Account, the Balance Sheet and the related notes 1 to 13. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 auditor's 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.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 4, 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.

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 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 31 December 2012 and of its profit for the period then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been properly prepared in accordance with the Companies Act 2006.

Opinion on other matters prescribed by the Companies Act 2006


In our opinion the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF KINGFISHER CAR PARKS LIMITED

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


David Wilson (Senior statutory auditor)
For and on behalf of Ernst & Young LLP, Statutory Auditor
London, UK

25 June 2013

KINGFISHER CAR PARKS LIMITED

PROFIT AND LOSS ACCOUNT FROM INCORPORATION ON 26 MARCH 2012 TO 31 DECEMBER 2012

	Notes	Period from 26 March 2012 to 31 December 2012 £
Turnover	2	1,222,900
Cost of sales	3	<u>(1,152,772)</u>
Gross profit		70,128
Administration expenses		<u>(8,983)</u>
Operating profit and Profit on ordinary activities before finance charges		61,145
Tax on profit on ordinary activities	7	<u>(14,675)</u>
Profit for the financial period		<u><u>46,470</u></u>

The notes on pages 9 to 12 form part of these financial statements

All results from the current period arise from continuing operations

The Company has no recognised gains or losses other than those shown above so no separate statement of total recognised gains and losses is presented. There is no difference between the loss on ordinary activities before tax and the retained loss for the financial period stated above.

KINGFISHER CAR PARKS LIMITED
Company registration number: 08005364

BALANCE SHEET
AS AT 31 DECEMBER 2012

	Notes	2012 £
CURRENT ASSETS		
Debtors		13,171
Cash at bank and in hand		381,174
		<u>394,345</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	8	<u>(347,874)</u>
NET CURRENT ASSETS		46,471
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>46,471</u>
NET ASSETS		<u><u>46,471</u></u>
CAPITAL AND RESERVES		
Share capital	9	1
Profit and loss account		46,470
SHAREHOLDERS' FUNDS	10	<u><u>46,471</u></u>

The financial statements on pages 7 to 12 were approved by the Board of Directors, authorised for issue and signed on their behalf by



K Ford
Director

25 June 2013

KINGFISHER CAR PARKS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FROM INCORPORATION ON 26 MARCH 2012 TO 31 DECEMBER 2012

Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the period from incorporation on 26 March 2012 to 31 December 2012.

Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom.

Use of estimates

The directors are required to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. These estimates and assumptions are based on historical information and other factors which management consider reasonable. The balances affected by these are accruals.

Turnover

Turnover is stated net of VAT. Revenue is measured at the fair value of consideration received or receivable. Revenue is reduced for estimated rebates or similar allowances.

Cash flow statement

The Company is exempt from preparing a cash flow statement under FRS 1 (Revised) "Cash Flow Statements" because the Company is a small entity.

Interest

Interest receivable and similar income and interest payable and similar charges are recognised in the profit and loss account as they accrue.

Tax

The tax expense for the period from incorporation 26 March 2012 to 31 December 2012 period comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised in equity. In this case the tax is directly recognised in equity.

Current corporation tax represents the profit or loss for the 9 month period as adjusted for items that are not taxable or not tax deductible. Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

In accordance with FRS 19 'Deferred tax', deferred tax is recognised on all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from the future reversal of the underlying timing difference. Deferred tax is not recognised when fixed assets are revalued unless by the balance sheet date there is a binding agreement to sell the revalued assets and the gain or loss arising on sale has been recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

KINGFISHER CAR PARKS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FROM INCORPORATION ON 26 MARCH 2012 TO 31 DECEMBER 2012

1. SEGMENTAL INFORMATION

The Company has one class of business which is car park operation and management. The Company operates in one geographical market being the United Kingdom.

2. TURNOVER

Turnover, which excludes value added tax, represents car park income.

Period from
26 March 2012
to
31 December
2012
£

Car park income 1,222,900

3. COST OF SALES

Cost of sales 1,152,772

4. PROFIT ON ORDINARY ACTIVITIES

Profit on ordinary activities is stated after charging

Period from
26 March 2012
to
31 December
2012
£

Fees payable to the auditor for the audit of the company's annual financial statements

3,500

5. EMPLOYEE INFORMATION

The Company has no employees and incurred no employee related costs.

6. DIRECTORS' REMUNERATION

The directors received no emoluments in respect of their services to the Company.

KINGFISHER CAR PARKS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FROM INCORPORATION ON 26 MARCH 2012 TO 31 DECEMBER 2012

7. TAX ON LOSS ON ORDINARY ACTIVITIES

	Period ended 31 December 2012 £
Current tax	
Current tax at 24%	14,675
Total current and total tax charge	<u>14,675</u>
Tax reconciliation	
Profit on ordinary activities before tax	<u>61,145</u>
Expected tax at 24% thereon	<u>14,675</u>
Current tax charge	<u>14,675</u>

8. CREDITORS

Amounts falling due within one year	2012 £
Trade creditors	69,118
VAT payable	90,665
Accruals and deferred Income	82,121
Amounts payable to related entity	105,970
	<u>347,874</u>

9. AUTHORISED SHARE CAPITAL

Issued and fully paid:	2012 £
Ordinary shares of £1 each	<u>1</u>
Total issued share capital	<u>1</u>

KINGFISHER CAR PARKS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FROM INCORPORATION ON 26 MARCH 2012 TO 31 DECEMBER 2012

10 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	Period from 26 March 2012 to 31 December 2012 £
Profit for the period	46,470
Issue of capital	1
Net increase in shareholders' funds	<u>46,471</u>
Opening shareholders' funds at 26 March 2012	-
Closing shareholders' funds at 31 December 2012	<u><u>46,471</u></u>

11. RELATED PARTY TRANSACTIONS

During the year, Kingfisher Car Parks Limited entered into a lease agreement with the Kingfisher Limited Partnership. As part of the lease a turnover rent is payable to the Kingfisher Limited Partnership in accordance with the agreement. The Kingfisher Limited Partnership owns the Kingfisher Car Parks Limited.

A charge of £675,377.69 is included in these accounts in respect of turnover rent payable to Kingfisher Limited Partnership during the year. At 31 December 2012, £105,970.25 was outstanding for the amount payable for the period within the accruals.

12. CONTINGENT LIABILITIES AND COMMITMENTS

Kingfisher Car Parks Limited is a guarantor to the loan held in the Kingfisher Limited Partnership.

13. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

Kingfisher Limited Partnership holds a 100% interest in Kingfisher Car Parks Limited.

The ultimate parent companies and controlling parties of Kingfisher Limited Partnership are Oaktree Real Estate Opportunities Fund V, L.P., Oaktree Opportunities Fund VIIIb, L.P., Oaktree Opportunities Fund VIIIb (Parallel), L.P. and Capital & Regional plc.

Neither party has overall control.