

Registered number: 08218055

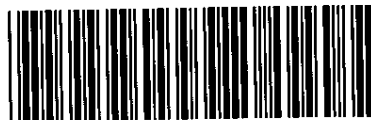
**HAMMERSON JUNCTION (NO 4) LIMITED**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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## **HAMMERSON JUNCTION (NO 4) LIMITED**

### **COMPANY INFORMATION**

<b>Directors</b>	T Beaney P J Denby D M E Page S C Travis
<b>Company secretary</b>	Hammerson Company Secretarial Limited
<b>Registered number</b>	08218055
<b>Registered office</b>	Kings Place 90 York Way London N1 9GE

## **HAMMERSON JUNCTION (NO 4) LIMITED**

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## **HAMMERSON JUNCTION (NO 4) LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

The Directors present their report and the financial statements for the year ended 31 December 2021.

#### **Principal activity**

The principal activity of the Company is to act as an investment holding company in the United Kingdom. The Company sold its investment during the year and the Directors anticipate residual investment-related activities in the foreseeable future.

#### **Directors**

The Directors who served during the year and to the date of this report were:

T Beaney\*

P J Denby (appointed 4 November 2021)

S C Travis\*

W S Austin (resigned 11 November 2021)

T Cochrane (resigned 19 May 2021)

A J Dunning (appointed 11 November 2021, resigned 15 February 2022)

\*Alternate Directors

D M E Page was appointed as a Director on 15 February 2022.

#### **Going concern**

*The Directors have considered the use of the going concern basis in the preparation of the financial statements as at 31 December 2021 and concluded that it was appropriate. More information is provided in note 2.4 to the financial statements.*


#### **Qualifying third party indemnity provisions**

The Company's ultimate parent company, Hammerson plc, has put in place qualifying third party indemnity provisions for the benefit of the Company's Directors which were in place throughout the year and which remain in place at the date of approval of this report.

#### **Small companies note**

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 3 November 2022 and signed on its behalf.



**D M E Page**  
Director

# HAMMERSON JUNCTION (NO 4) LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	2021 £	2020 £
Investment income	6	238	424
Other gains	7	-	219
Increase in impairment provision on investments	10	-	(1,586)
Loss on disposal of investments	10	(987)	-
<b>Operating loss</b>	4	<b>(749)</b>	<b>(943)</b>
Net finance income	8	23,324	28,532
<b>Profit before tax</b>		<b>22,575</b>	<b>27,589</b>
Tax on profit	9	-	-
<b>Profit for the financial year</b>		<b>22,575</b>	<b>27,589</b>

There was no other comprehensive income for 2021 (2020: £Nil).

All amounts relate to continuing activities.

The notes on pages 5 to 10 form part of these financial statements.

**HAMMERSON JUNCTION (NO 4) LIMITED**  
**REGISTERED NUMBER: 08218055**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2021**

		2021 £	2020 £
<b>Non-current assets</b>			
Investments	10	-	4,326
		<u>-</u>	<u>4,326</u>
<b>Current assets</b>			
Receivables	11	2,048,423	2,021,522
		<u>2,048,423</u>	<u>2,021,522</u>
<b>Total assets less current liabilities</b>		<u>2,048,423</u>	<u>2,025,848</u>
<b>Net assets</b>		<u><u>2,048,423</u></u>	<u><u>2,025,848</u></u>
<b>Capital and reserves</b>			
Called up share capital	12	2,000,000	2,000,000
Retained earnings	13	48,423	25,848
<b>Total equity</b>		<u><u>2,048,423</u></u>	<u><u>2,025,848</u></u>

The Directors consider that the Company is entitled to exemption from audit under section 479A of the Companies Act 2006.

The members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 3 November 2022.



**D M E Page**  
Director

The notes on pages 5 to 10 form part of these financial statements.

# **HAMMERSON JUNCTION (NO 4) LIMITED**

## **STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2021**

	<b>Called up share capital</b>	<b>Retained earnings /(Accumulated losses)</b>	<b>Total equity</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>At 1 January 2020</b>	<b>2,000,000</b>	<b>(1,741)</b>	<b>1,998,259</b>
<b>Comprehensive income for the year</b>			
Profit for the year	-	27,589	27,589
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>27,589</b>	<b>27,589</b>
<b>At 1 January 2021</b>	<b>2,000,000</b>	<b>25,848</b>	<b>2,025,848</b>
<b>Comprehensive income for the year</b>			
Profit for the year	-	22,575	22,575
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>22,575</b>	<b>22,575</b>
<b>At 31 December 2021</b>	<b>2,000,000</b>	<b>48,423</b>	<b>2,048,423</b>

The notes on pages 5 to 10 form part of these financial statements.

## **HAMMERSON JUNCTION (NO 4) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **1. General information**

Hammerson Junction (No 4) Limited is a private company limited by shares and incorporated in England and Wales under the Companies Act. The nature of the Company's operations and its principal activities are set out in the Directors' Report. The address of the registered office is Kings Place, 90 York Way, London, N1 9GE.

#### **2. Accounting policies**

##### **2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

The presentational and functional currency of these financial statements is GBP. Values are rounded to the pound.

The following principal accounting policies have been applied:

##### **2.2 Financial reporting standard 101 - reduced disclosure exemptions**

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IFRS 7 Financial Instruments: Disclosures
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member
- the requirements of paragraphs 130(f)(ii), 130(f)(iii), 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets.

The above disclosure exemptions have been adopted because equivalent disclosures are included in the consolidated financial statements of Hammerson plc into which the Company is consolidated. The financial statements of Hammerson plc are publicly available and can be obtained as described in note 14.



## HAMMERSON JUNCTION (NO 4) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

#### 2. Accounting policies (continued)

##### 2.3 Impact of new international reporting standards, amendments and interpretations

*Interest Rate Benchmark Reform - IBOR 'phase 2'* (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16).

These amendments to various IFRS standards are mandatorily effective for reporting periods beginning on or after 1 January 2021. The amendments provide relief to the Company in respect of certain loans (*note 11*) whose contractual terms are affected by interest benchmark reform.

With effect from 31 December 2021, LIBOR has been replaced across all intercompany loans by SONIA (Sterling Overnight Index Average).

The Directors do not consider the above amendments or any other amendments to accounting standards or IFRIC interpretations that are effective for the year ended 31 December 2021 to have had a material impact on the Company.

##### 2.4 Going concern

Directors have reviewed the current and projected financial position of the Company, making reasonable assumptions about the future trading performance. After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

##### 2.5 Net finance income

Net finance income includes interest payable on borrowings, net of interest receivable from related party undertakings and interest receivable on funds invested.

##### 2.6 Investment income

Investment income represents the Company's share of the profit distributions receivable from The Telford Forge Retail Park Unit Trust and is included within the statement of comprehensive income.

##### 2.7 Valuation of investments

Investments are stated at cost less provision for impairment. Decreases or increases in the impairment provision occur when the carrying value of the asset increases or decreases respectively as a result of revaluation gains or losses.

## **HAMMERSON JUNCTION (NO 4) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

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

##### **2.8 Financial instruments**

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are initially measured at transaction price (including transaction costs). Financial assets, including intercompany loans, are subsequently carried at amortised cost using the effective interest method, less loss allowance. Financial liabilities are subsequently carried at amortised cost using the effective interest method.

Financial assets and liabilities are only offset in the Balance Sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, has transferred control of the asset to another party. Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

#### **3. Judgements in applying accounting policies and key sources of estimation uncertainty**

In the application of the Company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from those estimates. Estimates and the underlying assumptions are reviewed on an ongoing basis.

Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both the current and future periods.

In prior years, the Company's area of critical judgement and estimation uncertainty was the valuation of investments, however following the disposal of the Company's investments during the year, the Directors do not consider there to be any areas of significant judgement.

#### **4. Auditor's remuneration**

Another group company paid the auditor's fees for the audit of the Company's annual financial statements in the prior year. Fees for the audit of the Company in the prior year were £1,700.

#### **5. Employees**

The Company had no employees other than the Directors during the current or prior year.

The Directors did not receive any remuneration for their services from the Company in the year (2020: £Nil), having been paid by other group undertakings. It is deemed impractical to allocate their remuneration between group undertakings for the purpose of this disclosure. In addition there were no payments to key management personnel in either the current or preceding financial year.

## HAMMERSON JUNCTION (NO 4) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

#### 6. Investment income

	2021 £	2020 £
Distributions receivable from The Telford Forge Retail Park Unit Trust	238	424

#### 7. Other gains

	2021 £	2020 £
Forfeited deposit on aborted sale	-	219

In February 2020, the Company exchanged contracts for the disposal of its investment in The Telford Forge Retail Park Unit Trust to Orion European Real Estate Fund V ("Orion"). In April 2020, Orion notified the Company that it no longer intended to complete on the sale, despite unconditional contracts having been exchanged. In May 2020, the sale agreement was terminated and the Company retained the deposit.

#### 8. Net finance income

	2021 £	2020 £
Interest receivable from ultimate parent company	23,324	28,532

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

The Company's ultimate parent company, Hammerson plc is taxed as a UK Real Estate Investment Trust ("UK REIT"), and as a consequence, group companies are exempted from UK corporation tax on the profits of a UK property rental business and on the gains on UK investment properties (including profits and gains arising from such activities conducted via a Unit Trust).

Group companies remain subject to UK corporation tax on items other than UK property rental profits and gains on UK investment properties, but, as the Group has surplus tax losses, the Group's policy is for these taxable profits and losses to be fully offset by group relief surrendered without payment, so that individual subsidiaries do not bear tax.

The taxable profits covered by group relief for the year ended 31 December 2021 are £23,324 (2020: £28,751). The Company therefore had no tax charge for the current or preceding year, and this is expected to continue for the foreseeable future.

# **HAMMERSON JUNCTION (NO 4) LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

### **10. Investments**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Cost</b>		
At 1 January	<b>10,001</b>	10,001
Disposal	<b>(10,001)</b>	-
	<hr/>	<hr/>
<b>At 31 December</b>	<b>-</b>	10,001
	<hr/>	<hr/>
<b>Impairment</b>		
At 1 January	<b>(5,675)</b>	(4,089)
Movement in impairment provision	<b>-</b>	(1,586)
Disposal	<b>5,675</b>	-
	<hr/>	<hr/>
<b>At 31 December</b>	<b>-</b>	(5,675)
	<hr/>	<hr/>
<b>Carrying value</b>		
At 1 January	<b>4,326</b>	5,912
	<hr/>	<hr/>
<b>At 31 December</b>	<b>-</b>	4,326
	<hr/>	<hr/>

At 31 December 2020, the Company had a 0.01% interest in The Telford Forge Retail Park Unit Trust (the "Trust"), which held for investment the Telford Forge Retail Park in Telford. The Trust was registered in Jersey at 47 Esplanade, St Helier, JE1 0BD, Jersey. During the year, the Company sold its interest in the Trust for £3,339 and recognised a loss on disposal of £987.

## HAMMERSON JUNCTION (NO 4) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

#### 11. Receivables

	2021 £	2020 £
Amounts owed by ultimate parent company	<u>2,048,423</u>	<u>2,021,522</u>

All amounts shown under receivables fall due for payment within one year and are repayable on demand. The amounts owed are unsecured. Amounts owed by the ultimate parent company are interest bearing, subject to a de minimis level, at variable rates, which have historically been based on LIBOR. With effect from 1 January 2022, LIBOR was replaced with SONIA (Sterling Overnight Index Average).

#### 12. Called up share capital

	2021 £	2020 £
<b>Authorised, allotted, called up and fully paid</b>		
2,000,000 (2020: 2,000,000) Ordinary shares of £1.00 each	<u>2,000,000</u>	<u>2,000,000</u>

#### 13. Reserves

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

##### **Retained earnings**

This reserve represents cumulative profits and losses less any dividends paid.

#### 14. Controlling party

At the end of the current and preceding year, the Company's ultimate parent company and controlling party was Hammerson plc, which is registered in England and Wales and is the largest and smallest group to consolidate these financial statements. At the end of the current and preceding year, the Company's immediate parent company was Hammerson UK Properties Limited (formerly Hammerson UK Properties plc), which is registered in England and Wales.

The consolidated financial statements of the ultimate parent company, Hammerson plc, are available from that company's registered office, Kings Place, 90 York Way, London, N1 9GE.