

Company registration number: 09648520

Hungate (York) Retail Limited

Annual Report and Financial Statements

for the year ended 30 June 2018

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Hungate (York) Retail Limited

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Hungate (York) Retail Limited

Directors' Report for the Year Ended 30 June 2018

The directors of Hungate (York) Retail Limited present their report for the financial year ended 30 June 2018.

Directors of the company

The following persons held office as directors of the Company during the financial year and up to the date of this report:

J D Clark (appointed 4 June 2018)

R J Cook

P T Millington

C T Murphy (resigned 4 June 2018)

J O Pitt

Results

The Company's profit after tax for the year was £0.1m (2017: £nil).

Dividends

The directors do not recommend the payment of a dividend (2017: £nil).

Political donations

The Company made no political donations or incurred any political expenditure during the year (2017: £nil).

Financial risk management

Information about the Company's financial risks, the Company's objectives, policies and processes for measuring and managing financial risk are detailed in note 13 to the financial statements.

Research and development

Innovation is part of the Lendlease Group's heritage and is embedded in the approach to business.

Outlook

With the continuing support of the Lendlease group, the Company will continue that of property development.

Events after the balance sheet date

There were no material events subsequent to the end of the financial year.

Disclosure of information to the auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the 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.

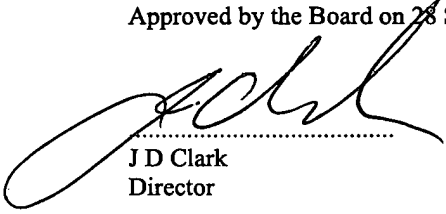
Hungate (York) Retail Limited

Directors' Report for the Year Ended 30 June 2018 (continued)

Reappointment of auditor

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.

Approved by the Board on 28 September 2018 and signed on its behalf by:



.....
J D Clark
Director

Hungate (York) Retail Limited

Statement of Directors' Responsibilities

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 International Financial Reporting Standards (IFRSs) as adopted by the European Union (IFRSs as adopted by the EU).

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, relevant and reliable;
- state whether they have been prepared in accordance with IFRSs as adopted by the EU;
- 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.

Independent Auditors' Report to the Members of Hungate (York) Retail Limited

Opinion

We have audited the financial statements of Hungate (York) Retail Limited (the "Company") for the year ended 30 June 2018, which comprise the Statement of Profit or Loss and Other Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cash Flows, and Notes to the Financial Statements, including a summary of significant 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 June 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with International Financial Reporting Standards as adopted by the European Union; 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
- 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.
- 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.

Independent Auditors' Report to the Members of Hungate (York) Retail Limited (continued)

Directors' responsibilities

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; such internal control as the directors 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.

Auditors' responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A fuller description of our responsibilities is provided on the FRC's website at 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 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.



.....
Ian Griffiths
(Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square
London
United Kingdom
E14 5GL

Date: 1 October 2018

Hungate (York) Retail Limited

Statement of Profit or Loss and Other Comprehensive Income For the year ended 30 June 2018

	Note	2018 £	2017 £
Revenue	4	1,590,732	-
Cost of sales		(1,523,284)	-
Results from operating activities		67,448	-
Profit before tax		67,448	-
Income tax expense	8	(12,815)	-
Profit after tax		54,633	-
Other comprehensive expense after tax			
<i>Total items that will not be reclassified subsequently to profit or loss:</i>		-	-
<i>Total items that may be reclassified to profit or loss</i>		-	-
Total comprehensive income after tax		54,633	-

The above results were derived from continuing operations.

The notes to and forming part of these financial statements are set out on pages 10 to 19.

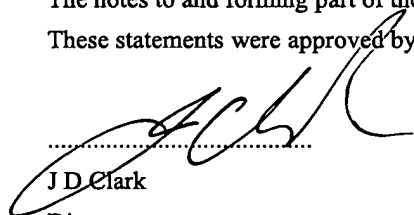
Hungate (York) Retail Limited

Statement of Financial Position as at 30 June 2018

	Note	2018 £	2017 £
Current assets			
Trade and other receivables	9	67,449	-
Inventories	10	-	1,523,284
Total current assets		67,449	1,523,284
Current liabilities			
Trade and other payables	11	-	(1,523,283)
Current tax payable		(12,815)	-
Total current liabilities		(12,815)	(1,523,283)
Net assets		54,634	1
Equity			
Issued capital	12	1	1
Retained earnings		54,633	-
Total equity		54,634	1

The notes to and forming part of these financial statements are set out on pages 10 to 19.

These statements were approved by the Board on 28 September 2018 and were signed on its behalf by:



J D Clark

Director

Company Registration Number: 09648520

Statement of Changes in Equity for the year ended 30 June 2018

	Share capital £	Retained earnings £	Total £
At 1 July 2017	1	-	1
Total comprehensive income			
Profit for the year	-	54,633	54,633
Total comprehensive income	-	54,633	54,633
At 30 June 2018	1	54,633	54,634

Hungate (York) Retail Limited

Statement of Cash Flows for the Year Ended 30 June 2018

	Note	2018 £	2017 £
Cash flows from operating activities			
Profit for the year		54,633	-
<i>Adjustments for:</i>			
Income tax expense	8	12,815	-
		67,448	-
Working capital adjustments			
Decrease/(increase) in inventories	10	1,523,284	(1,523,284)
(Increase)/decrease in trade and other receivables	9	(67,449)	1
(Decrease)/increase in trade and other payables	11	(1,523,283)	1,523,283
Net cash inflow/(outflow) from operating activities		-	-
Net increase/(decrease) in cash and cash equivalents		-	-
Cash and cash equivalents at beginning of year		-	-
Cash and cash equivalents at end of year		-	-

The notes to and forming part of these financial statements are set out on pages 10 to 19.

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018

1 General information

Hungate (York) Retail Limited (the "Company") is a private company limited by share capital incorporated and domiciled in United Kingdom. The company registration number is 09648520.

The address of its registered office is:

Millshaw, Leeds

West Yorkshire

LS11 8EG

United Kingdom

The principal activity is property development.

Basis of preparation

The financial statements are general purpose financial statements which have been prepared in accordance with International Financial Reporting Standards and interpretations as adopted by the EU ("adopted IFRS").

The financial statements have been prepared in accordance with adopted IFRSs and under the historical cost basis except for the following assets and liabilities, which are stated at their fair value: derivative financial instruments, fair value through profit or loss investments, investment properties, and liabilities for cash settled share based compensation plans.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies.

Amounts are presented in pounds sterling, with all values rounded to the nearest pound unless otherwise indicated.

Significant accounting policies

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Changes in accounting policy

New standards, interpretations and amendments effective

The following standards have been applied for the first time from 1 July 2017:

Amendment to IAS 12 on recognition of deferred tax assets for unrealised losses

The amendment clarifies that, when an entity assess whether taxable profits will be available against which it can utilise a deductible temporary difference, it considers whether tax law restricts the sources of taxable profits against which it can make deductions on the reversal of that deductible temporary difference.

It also clarifies that the estimate of probable future taxable profit can include the recovery of some of an entity's assets for more than their carrying amount if there is sufficient evidence that it is probable that the entity will achieve this.

There was no material financial impact on the Company following the adoption of this amendment.

Disclosure initiative: Amendments to IAS 7 Statement of Cash Flows

The amendment introduces additional disclosure requirements regarding changes in liabilities arising from financing activities. There was no material financial impact on the Company following adoption of this amendment.

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

IFRS 9 Financial Instruments

IFRS 9 addresses the classification, measurement and derecognition of financial assets, financial liabilities and hedging. The changes from the implementation have been deemed immaterial and have not had a material effect on the Company's accounting policies for financial assets, liabilities and hedging.

Financial instrument	IFRS 9 classification	IAS 39 classification	Current carrying value £
Trade and other receivables	Amortised cost	Loans and receivables	67,449

Application of IFRS 9 classification categories

Financial instruments classified as amortised cost are held in order to collect contractual cash flows, but not to be sold.

Financial instruments classified as fair value through other comprehensive income are held in order to collect contractual cash flows and to be sold.

Financial instruments classified as fair value through other through the profit and loss are neither held at amortised cost or fair value through other comprehensive income. There have been no conditional elections to choose to classify as fair value through the profit and loss.

New standards, interpretations and amendments not yet effective

The following newly issued but not yet effective standards, interpretations and amendments, which have not been applied in these financial statements, will or may have an effect on the Company financial statements in future:

IFRS 16 Leases

IFRS 16 provides a new model for accounting for leases. The standard becomes mandatory for the June 2020 financial year and will be applied retrospectively. Based on preliminary analysis performed, the Company will record 'right to use' lease assets and lease obligation liabilities in the Statement of Financial Position for its material operating leases and revise the Statement of Profit or Loss presentation of operating lease expense to record an amortisation and finance expense for the 'right to use' lease assets and the lease obligation liabilities, respectively.

IFRS 15 Revenue from Contracts with Customers

IFRS 15 provides a new five step model for recognising revenue earned from a contract with a customer and will replace IAS 11 Construction Contracts and IAS 18 Revenue. The standard becomes mandatory for the June 2019 financial year and will be applied retrospectively.

On adoption of IFRS 15, the impacts are as follows:

- The process to value and allocate consideration to individual components of revenue transactions will not change;
- Recognition of construction and development services will continue to be over time;
- Recognition of investment management and origination fees will continue to be recognised when services are rendered; and
- The recognition point of development properties will change from the current practice of practical completion to settlement. This will impact the timing of recognition from FY19 onwards.

The new standard will require an increase in the disclosure in relation to revenue derived from contracts, key judgements and future revenue expected to be generated.

Going concern

The financial statements have been prepared on a going concern basis.

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

Critical accounting judgements and key sources of estimation uncertainty

The preparation of financial statements that comply with IFRS requires management to make judgements, estimates and assumptions which can affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. These estimates and underlying assumptions are reviewed on an ongoing basis and revisions are recognised prospectively. Accounting judgements that have the most significant effects on reported amounts and further information about estimated uncertainties are highlighted in the relevant accounting policy in note 3.

3 Accounting policies

Revenue recognition

Revenue from the sale of development properties

Revenue from the sale of development properties is recognised in the Statement of Profit or Loss when the significant risks and rewards of ownership have been transferred to the buyer and the Company retains neither continuing managerial involvement to the degree usually associated with ownership, nor effective control over the development properties sold. Revenue is recognised when both revenue and costs can be measured reliably and it is probable that the Company will receive the consideration due.

The measurement of revenue from the sale of development properties is an accounting judgement as it requires management to exercise judgement in valuing the individual components of a development property sale, given the due consideration to cost inputs, market conditions and commercial factors.

Taxation

Income tax on the profit or loss for the period comprises current tax. Income tax is recognised in the Statement of Profit or Loss, except to the extent that it relates to items recognised in other comprehensive income, in which case it is recognised directly in other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income for the financial year, using applicable tax rates (and tax laws) at the Statement of Financial Position date, and any adjustment to tax payable in respect of previous financial years. The current tax payable or receivable includes amounts awaiting settlement of group relief with other Lendlease Europe Holdings Limited subsidiary entities.

Trade and other receivables

Trade and other receivables are non derivative financial assets with fixed or determinable payments that are not equity securities. They arise when the Company provides money, goods or services directly to a debtor with no intention of trading the receivable.

Trade and other receivables are carried at amortised cost using the effective interest method, which applies the interest rate that discounts estimated future cash receipts over the term of the receivable. Cash flows relating to short term trade and other receivables are not discounted if the effect of discounting is immaterial. The discount, if material, is then recognised as finance income over the remaining term.

The Company assesses provision for impairment of the receivable based on expected loss, if material. The Company considers reasonable and supportable information that is relevant and reliable. This includes both quantitative and qualitative information and analysis, based on the Company's historical impairment experience, credit assessment of customers and any relevant forward-looking information. The amount of provision is recognised in the Statement of Profit or Loss.

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

3 Accounting policies (continued)

Inventories

Work in progress

The gross amount of work in progress consists of costs attributable to work performed, including recoverable pro contract and project bidding costs and emerging profit after providing for any foreseeable losses. In applying the accounting policies on providing for these losses accounting judgement is required.

Work in progress is presented as part of inventories for all contracts in which costs incurred plus recognised profits exceed progress billings. If progress billings and recognised losses exceed costs incurred plus recognised profits, the the difference is presented in trade and other payables.

The recoverable amount of each property is assessed at each statement of financial position date and accounting judgement is required to assess whether a provision is raised where cost (including costs to complete) exceeds net realisable value.

Trade and other payables

Liabilities are recognised for amounts to be paid in the future for goods or services received, whether or not billed to the Company. Trade and other payables are settled in the normal course of business. Trade and other payables are carried at amortised cost using the effective interest method, which applies the interest rate that discounts estimated future cash outflows over the term of the trade and other payables. Cash flows relating to short term trade and other payables are not discounted if the effect of discounting is immaterial. The discount, if material, is then recognised as a finance cost over the remaining term.

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.

4 Revenue

The analysis of the Company's revenue for the year from continuing operations is as follows:

	2018 £	2017 £
Sale of development properties	1,590,732	-
Total revenue	1,590,732	-

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

5 Auditors' remuneration

	2018 £	2017 £
Audit of financial statements	(2,000)	(2,000)

The auditors' remuneration has been borne by a fellow group undertaking.

6 Employees

The Company did not employ any staff during the year (2017: nil).

7 Directors' remuneration

The directors of the Company are employees of the following entities:

J D Clark: Lendlease Development (Europe) Limited
R J Cook: Lendlease Development (Europe) Limited
C T Murphy: Lendlease Development (Europe) Limited
P T Millington: Evans Management Limited
J O Pitt: Evans Management Limited

Any qualifying services in respect of the Company are considered to be incidental and part of the directors' overall management services within the above entities. Their remuneration for the current year and prior year was paid by and included in the financial statements of the above entities.

8 Taxation

Tax (charged) in the income statement

	2018 £	2017 £
Current tax		
Current year	(12,815)	-
Total current tax	(12,815)	-

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

8 Taxation (continued)

The tax on profit before tax for the year is lower than the standard rate of corporation tax in the UK (2017 - lower than the standard rate of corporation tax in the UK) of 19% (2017 - 19.75%).

The differences are reconciled below:

	2018 £	2017 £
Profit before tax	67,448	-
Income tax using the domestic corporation tax rate 19% (2017: 19.75%)	(12,815)	-
Total income tax charge	(12,815)	-

The effective rate of taxation will vary as a result of any dividends paid by shareholdings, overseas tax rates, prior year tax claims and the utilisation of tax losses brought forward. A reduction in the corporate tax rate to 17% (effective from 1 April 2020) was substantively enacted on 15 September 2016. This will reduce the Company's future current tax charge accordingly. The Company's profits for the accounting period are taxed at a statutory rate of 19% (2017: 19.75%).

9 Trade and other receivables

	Note	2018 £	2017 £
Current			
Amounts owing from related parties	14	67,449	-
Total trade and other receivables		67,449	-

There is no impairment recognised on any receivables and no receivables past due.

10 Inventories

	2018 £	2017 £
Current		
Construction work in progress	-	1,523,284
Total current inventories	-	1,523,284

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

11 Trade and other payables

	Note	2018 £	2017 £
Current			
Amounts due to related parties	14	-	(1,523,283)
Current trade and other payables		-	(1,523,283)

The Company's exposure to market and liquidity risks, including maturity analysis, related to trade and other payables is disclosed in note 13 "Financial risk management and impairment of financial assets".

12 Issued capital

Allotted, called up and fully paid shares

	No.	2018 £	No.	2017 £
Ordinary Shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

Rights, preferences and restrictions

Ordinary shares have the following rights, preferences and restrictions:

The holder of ordinary shares have the right to receive declared dividends from the Company and are entitled to one vote per share at meetings of the Company.

13 Financial risk management

The Company's activities expose it to a variety of financial risks. The Lendlease Asset and Liability Committee oversees the management of the Group's Treasury risks, within the parameters of a Board approved Treasury Policy, and maintains a Group-wide framework for financial risk management and reviews issues of material risk exposure within the scope of the Treasury Policy. A summary of key risks identified, exposures and management of exposures is detailed below.

Credit risk

Credit risk is the risk that a counterparty will not be able to meet its obligations in respect of a financial instrument, resulting in a financial loss to the Company.

The risk includes the recoverability of loans and receivables, other financial assets and cash deposits. Credit risk exposure is managed by having policies in place to ensure that customers and suppliers are appropriately credit assessed. The Treasury Policy sets out credit limits for each counterparty based on minimum investment-grade ratings.

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

13 Financial risk management (continued)

Liquidity risk

Liquidity risk is the risk of having insufficient funds to settle financial liabilities as and when they fall due. This includes having insufficient levels of committed credit facilities.

The exposure is managed by maintaining sufficient levels of cash and committed credit facilities to meet financial commitments and working capital requirements, managing to funding portfolio benchmarks as outlined by the Treasury Policy, and timely review and renewal of credit facilities. The Company has a loan facility with Lendlease Europe Holdings Limited to meet short term financing needs.

Maturity analysis

	Within 1 year	Total
	£	£
2017		
Trade and other payables	<u>1,523,283</u>	<u>1,523,283</u>

Capital risk management

The Company assesses its capital management model as part of the broader Lendlease Group Board's strategic plan. When investing capital, the Company's objective is to deliver strong shareholder returns and to continue to generate high levels of liquid assets in line with the Lendlease Corporation capital management goals.

The Company actively manages the working capital on a daily basis and operates a strict regime of contract billings and debtor payment cycles to maximise liquidity.

There were no changes to the Company's approach to capital management during the year. The Company is not exposed to externally imposed capital requirements.

14 Related party transactions

14.1 Transactions with key management personnel

Further details of directors' remuneration is disclosed in note 7.

14.2 Summary of transactions with related parties

Summary of transactions with parent entities

Transactions with the parent entity include a loan to fund working capital. Loans outstanding at the end of the period can be recalled at any time.

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

14 Related party transactions (continued)

14.3 Related party receivables

	2018 £	2017 £
Parent entities	67,449	-
Total related parties receivables	67,449	-

14.4 Related party payables

	2018 £	2017 £
Parent entities	-	(1,523,283)
Total related party payables	-	(1,523,283)

15 Parent and ultimate parent undertaking

The Company's immediate parent is Hungate (York) Regeneration Limited.

The ultimate parent is Lendlease Corporation Limited and Drachs Investments No.3 Limited.

Relationship between entity and parents

The parent of the smallest group in which these financial statements are consolidated is Hungate (York) Regeneration Limited, incorporated in England and Wales.

The address of Hungate (York) Regeneration Limited is:

Millshaw, Leeds
West Yorkshire
LS11 8EG

The consolidated financial statements of that group may be obtained from:

The Registrar of Companies
Companies House
Crown Way
Maindy, Cardiff.

Hungate (York) Retail Limited

Notes to the Financial Statements for the year ended 30 June 2018 (continued)

15 Parent and ultimate parent undertaking (continued)

Hungate (York) Regeneration Limited is jointly controlled by Lendlease Residential (Yorkshire) Limited and White Rose Property Investments No. 2 Limited.

The ultimate parent undertaking for Lendlease Residential (Yorkshire) Limited is Lendlease Corporation Limited, a company incorporated in Australia. The smallest group in which the share relating Lendlease Residential (Yorkshire) Limited is consolidated is headed by Lendlease Europe Holdings Limited. The ultimate parent undertaking for White Rose Property Investments No. 2 Limited is Drachs Investments No. 3 Limited, a company incorporated in Jersey. This is the largest and smallest group for which the share relating to White Rose Property Investments No. 2 Limited is consolidated.

The consolidated financial statements of that group may be obtained from:

The Registrar of Companies
Companies House
Crown Way
Maindy, Cardiff

16 Subsequent events

There has been no event or circumstance since the balance sheet date that would significantly affect the Company.