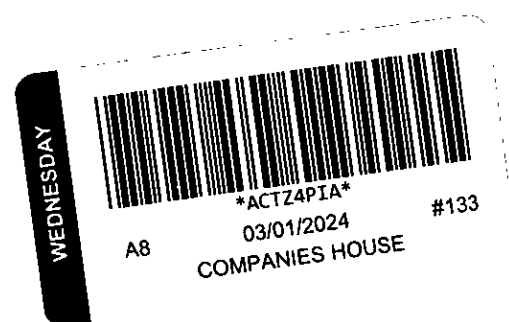


Company Registration No. 13808700 (England and Wales)

SDI (BOUCHER ROAD) LIMITED
DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 APRIL 2023



SDI (BOUCHER ROAD) LIMITED

COMPANY INFORMATION

Directors	A A Adegoke A P O Dick
Company number	13808700
Registered office	Unit A Brook Park East Shirebrook NG20 8RY

SDI (BOUCHER ROAD) LIMITED

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SDI (BOUCHER ROAD) LIMITED

DIRECTORS' REPORT

FOR THE PERIOD ENDED 30 APRIL 2023

The directors present their Directors' report and financial statements for the period ended 30 April 2023.

Principal activities

The principal activity of the company continued to be that of property investment.

Results and dividends

The results for the period are set out on page 2.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

Directors

The directors who held office during the period and up to the date of signature of the financial statements were as follows:

A A Adegoke

A P O Dick

Qualifying third party indemnity provisions

Fraser's Group plc has granted the directors of the company with Qualifying Third Party Indemnity provisions within the meaning given to the term by Sections 234 and 235 of the Companies Act 2006. This is in respect of liabilities to which they may become liable in their capacity as director of the company and of any company within the group. Such indemnities were in force throughout the financial year and will remain in force.

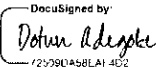
Statement of directors' responsibilities

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on a 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.

On behalf of the board

DocuSigned by:

725780458LAI402

A A Adegoke

Director

02 January 2024
Date:

SDI (BOUCHER ROAD) LIMITED**STATEMENT OF COMPREHENSIVE INCOME**
FOR THE PERIOD ENDED 30 APRIL 2023

		Period ended 30 April 2023 £	Period ended 24 April 2022 £
	Notes		
Revenue	3	4,324,714	453,965
Other operating income		1,987	50,000
Administrative expenses		(4,037,069)	(3,080,217)
Operating profit/(loss)	4	289,632	(2,576,252)
Tax on profit	6	-	-
Profit/(loss) and total comprehensive income for the period	11	289,632	(2,576,252)

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations. There were no recognised gains or losses for the current or prior period other than those shown above.

The notes on pages 5 - 9 form part of these financial statements.

SDI (BOUCHER ROAD) LIMITED**STATEMENT OF FINANCIAL POSITION****AS AT 30 APRIL 2023**

	Notes	2023 £	2022 £
Non-current assets			
Investment property	7	35,917,747	38,924,933
Current assets			
Trade and other receivables	8	2,181,081	43,148
Current liabilities			
Trade and other payables	9	40,385,348	41,544,233
Net current liabilities		(38,204,267)	(41,501,085)
Total assets less current liabilities		(2,286,520)	(2,576,152)
Equity			
Called up share capital	10	100	100
Retained earnings	11	(2,286,620)	(2,576,252)
Total deficit		(2,286,520)	(2,576,152)

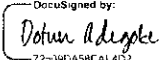
For the financial period ended 30 April 2023 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the act with respect to accounting records and the preparation of financial statements.

The notes on pages 5 - 9 form part of these financial statements.

The financial statements were approved by the board of directors and authorised for issue on 02 January 2024 and are signed on its behalf by:

DocuSigned by:

 72094DASBCA1 4D2
 AA Adegoke
 Director

Company registration number 13808700

SDI (BOUCHER ROAD) LIMITED**STATEMENT OF CHANGES IN EQUITY****FOR THE PERIOD ENDED 30 APRIL 2023**

	Notes	Share capital £	Retained earnings £	Total £
Balance at 20 December 2021		-	-	-
Period ended 24 April 2022:				
Loss and total comprehensive income for the period		-	(2,576,252)	(2,576,252)
Issue of share capital	10	100	-	100
Balance at 24 April 2022		100	(2,576,252)	(2,576,152)
Period ended 30 April 2023:				
Profit and total comprehensive income for the period		-	289,632	289,632
Balance at 30 April 2023		100	(2,286,620)	(2,286,520)

The notes on pages 5 - 9 form part of these financial statements.

SDI (BOUCHER ROAD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 APRIL 2023

1 Accounting policies

Company information

SDI (Boucher Road) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Unit A, Brook Park East, Shirebrook, Mansfield, NG20 8RY. The company's principal activities and nature of its operations are disclosed in the directors' report.

1.1 Accounting convention

The financial statements have been prepared under the historical cost convention, in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £. These financial statements cover the 52 weeks ended 30 April 2023 (2022: 18 weeks ended 24 April 2022).

As permitted by FRS 101 the company has taken advantage of the disclosure exemptions available under that standard in relation to presenting comparative information in respect of tangible assets, financial instruments, capital management, presentation of a cash flow statement, standards not yet effective and related party transactions with other wholly-owned members of the group.

Where required, equivalent disclosures are given in the group accounts of Frasers Group plc. The group accounts of Frasers Group plc are available to the public and can be obtained as set out in note 12.

The principal accounting policies adopted are set out below.

1.2 Going concern

At the period end the company had a deficit of £2,286,520. The deficit is funded by loans from other group companies which will not be called for repayment unless cash flow permits for a minimum period of 12 months from the approval of these financial statements. The directors consider with parent company support that it is appropriate for the accounts to be prepared on a going concern basis.

1.3 Revenue

Revenue represents amounts receivable for rents and charges, net of VAT. Rental income arising from operating leases on investment properties is recognised on a straight line basis over the term of the lease.

1.4 Investment properties

Investment property is property held to earn rentals or for capital appreciation or both. In accordance with the option offered by IAS 40, investment properties are accounted for at cost less depreciation and any impairment.

Cost includes expenditure that is directly attributable to the acquisition or construction of the asset. Subsequent costs are included in the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the company and the costs can be measured reliably.

All other costs, including repairs and maintenance costs, are charged to the statement of comprehensive income in the period in which they are incurred.

Depreciation is provided on investment property, other than freehold land and is calculated on a straight line basis to allocate cost less assessed residual value, other than assets in the course of construction, over the estimated useful lives, as follows:

Investment property	15 years straight line
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SDI (BOUCHER ROAD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 30 APRIL 2023

1 Accounting policies

(Continued)

1.5 Fair value measurement

IFRS 13 establishes a single source of guidance for all fair value measurements. IFRS 13 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under IFRS when fair value is required or permitted. The company is exempt under FRS 101 from the disclosure requirements of IFRS 13. There was no impact on the company from the adoption of IFRS 13.

1.6 Financial assets

Trade and other receivables

Other receivables are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time value of money is material, receivables are carried at amortised cost.

1.7 Financial liabilities

Trade and other payables

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

1.8 Taxation

The tax expense represents the sum of the current tax expense.

Current tax

Current tax is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

SDI (BOUCHER ROAD) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 30 APRIL 2023

2 Critical accounting estimates and judgements

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and 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 current and future periods.

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are outlined below.

Critical judgements

Impairment of non-current assets

The directors assess the impairment of tangible assets subject to amortisation or depreciation whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Factors considered important that could trigger an impairment review include the following:

- Significant underperformance relative to historical or projected future operating results;
- Significant changes in the manner of the use of the acquired assets or strategy for the overall business; and
- Significant negative industry or economic trends.

Taxation

Management judgement is required to estimate the availability and allocation of tax losses within the group, based upon the level of taxable profits across the group.

3 Revenue

An analysis of the company's revenue is as follows:

	2023 £	2022 £
Revenue analysed by class of business		
Rental income	4,324,714	453,965

4 Operating profit/(loss)

	2023 £	2022 £
Operating profit/(loss) for the period is stated after charging/(crediting):		
Depreciation of investment property	3,055,409	3,064,567

5 Employees

The company has no employees other than the directors who are remunerated through other group companies.

SDI (BOUCHER ROAD) LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**
FOR THE PERIOD ENDED 30 APRIL 2023**6 Income tax expense**

The charge for the period can be reconciled to the profit/(loss) per the statement of comprehensive income as follows:

	2023	2022
	£	£
Profit/(loss) before taxation	289,632	(2,576,252)
Expected tax charge/(credit) based on a corporation tax rate of 19.49% (2022: 19.00%)	56,449	(489,488)
Effect of expenses not deductible in determining taxable profit	2,164	-
Income not taxable	-	(9,500)
Group relief	(584,423)	67,485
Depreciation on assets not qualifying for tax allowances	595,595	506,667
UK transfer pricing adjustment for notional interest	(69,785)	(75,164)
Taxation charge for the period	-	-

7 Investment property

	2023
	£
Cost	
At 25 April 2022	41,989,500
Additions	48,223
At 30 April 2023	42,037,723
Accumulated depreciation	
At 25 April 2022	3,064,567
Charge for the period	3,055,409
At 30 April 2023	6,119,976
Carrying value	
At 30 April 2023	35,917,747
At 24 April 2022	38,924,933

The fair value of the investment property as at 30 April 2023 was estimated by management as being materially in line with the carrying value.

SDI (BOUCHER ROAD) LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**
FOR THE PERIOD ENDED 30 APRIL 2023**8 Trade and other receivables**

	2023	2022
	£	£
Trade receivables	585,519	35,022
VAT recoverable	89,828	-
Other receivables	100	100
Prepayments	1,505,634	8,026
	<u>2,181,081</u>	<u>43,148</u>

9 Trade and other payables

	2023	2022
	£	£
Trade payables	1,086,182	-
Amounts owed to fellow group undertakings	38,995,101	41,521,704
Accruals	304,065	15,650
Social security and other taxation	-	6,879
	<u>40,385,348</u>	<u>41,544,233</u>

10 Share capital

	2023	2022
	£	£
Ordinary share capital		
<i>Issued and fully paid</i>		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

11 Retained earnings

	2023	2022
	£	£
At the beginning of the period	(2,576,252)	-
Profit/(loss) for the period	289,632	(2,576,252)
At the end of the period	<u>(2,286,620)</u>	<u>(2,576,252)</u>

12 Controlling party

The ultimate controlling party is M J W Ashley, by virtue of his 100% ownership of MASH Holdings Limited, the ultimate parent company. MASH Holdings Limited indirectly holds the majority of shares in Frasers Group plc, who own 100% of the share capital of SDI Property Limited (the immediate parent company).

Frasers Group plc is the smallest company and MASH Holdings Limited is the largest company to consolidate these accounts. Both Frasers Group plc and MASH Holdings Limited are companies registered in England and Wales. A copy of the group accounts can be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.