

Kingfisher Properties Investments Limited

Annual Report and Financial Statements

for the year ended 31 January 2016

Registered number: 07501852

THURSDAY



A5B78Z2R

A27

14/07/2016

#291

COMPANIES HOUSE

Kingfisher Properties Investments Limited

Contents

	Page
Company information	2
Strategic report	3
Directors' report	4 - 5
Independent Auditor's Report	6 - 7
Income statement	8
Statement of changes in equity	9
Balance Sheet	10
Notes to the Financial Statements	11 - 14

Kingfisher Properties Investments Limited

Company Information

BOARD OF DIRECTORS

J. H. R. Groleau
P. Moore

COMPANY SECRETARY

P. Moore

REGISTERED ADDRESS

3 Sheldon Square
Paddington
London
United Kingdom
W2 6PX

INDEPENDENT AUDITOR

Deloitte LLP
Chartered Accountants and Statutory Auditor
London
United Kingdom

Kingfisher Properties Investments Limited

Strategic Report for the year ended 31 January 2016

The directors, in preparing this strategic report, have complied with s414C of the Companies Act 2006.

Principal activities

Kingfisher Properties Investments Limited ("the Company") operates as an investment Company within the Kingfisher plc group ("the Group"). The Company is a limited partner of Kingfisher Scottish Limited Partnership ("the Partnership"). The Partnership is an investment partnership which holds UK property assets. The Partnership's profits are not consolidated into the accounts of the Company, but the Company is liable for UK corporation tax on these profits.

Business review

The profit for the financial year before taxation amounted to £8,000 (2015: £9,000) and after taxation amounted to a loss of £1,055,000 (2015: loss of £648,000).

Principal risks and uncertainties

The Company is a wholly-owned subsidiary of Kingfisher plc. From the perspective of the directors, the principal risks and uncertainties are integrated with the principal risks of the Group and are not managed separately. The review of the business of Kingfisher plc and its subsidiaries which provide a comprehensive analysis of the main trends and factors likely to affect the development, performance and position of the business, and a description of the principal risks and uncertainties facing the business can be found on pages 31 to 35 of the Kingfisher plc Annual Report and Accounts 2015/16.

Financial risk management

The Company operates as an investment company within the Group, and as such is exposed to a variety of financial risks, which include interest and foreign exchange risk, liquidity and credit risk.

As part of the Group these risks are managed centrally by Group Treasury, which has in place a board approved treasury policy and a risk management programme that ensures that the impact of such risks is minimised. Further information on the Group's financial risk management policies can be found in note 24 of the Kingfisher plc Annual Report and Accounts 2015/16.

Key performance indicators

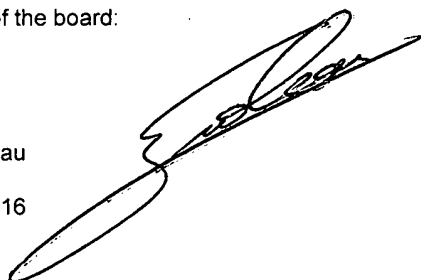
Given the straightforward nature of the business, the Company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the business. The strategic update for the Group can be found on pages 14 to 19 of the Kingfisher plc Annual Report and Accounts 2015/16.

Future outlook

The directors expect the Company to continue to act as a limited partner of the Partnership. The Partnership is an investment partnership which holds UK property assets.

By order of the board:

J-N. Groleau
Director
11 July 2016



Kingfisher Properties Investments Limited

Directors' report

The directors present their annual report and audited financial statements of the Company for the 52 weeks ended 31 January 2016.

Dividends

No dividend has been paid or is proposed in respect of the financial year (2015: £nil).

Directors

The directors, who served throughout the year together with their dates of appointment and resignation, where appropriate, are as shown below.

R.C.F. Wardle (resigned 4 July 2016)
D.R. Paramor (resigned 7 September 2015)
J. H. R. Groleau (appointed 11 September 2015)

Company secretary

The Company secretary of the Company, who served throughout the year, is:
R.C.F. Wardle (resigned 4 July 2016)
P.Moore (appointed 4 July 2016)

Future developments and events after the balance sheet date

Details of future developments and events that have occurred after the balance sheet date can be found in the Strategic Report on page 3 and form part of this report by cross-reference.

Going concern

The company is supported by the ultimate parent company, Kingfisher plc, and will continue to be in the foreseeable future.

The directors have a reasonable expectation that the Company and the Group have adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the annual financial statements.

Further details regarding the adoption of the going concern basis can be found in the Statement of accounting policies in the financial statements.

Financial risk management objectives and policies

The Company's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the Company's policies approved by the board of directors, which provide written principles on the use of financial derivatives to manage these risks.

Kingfisher Properties Investments Limited

Directors' report (continued)

Directors indemnities

The Company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

Statement of Directors' responsibilities

The following statement, which should be read in conjunction with the independent auditors report on page 6, is made with a view to distinguishing for shareholders the responsibilities of the directors and the auditors in relation to these financial statements.

The directors are responsible for preparing the Annual Report including 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 Financial Reporting Standard 101 Reduced Disclosure Framework. 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 judgments and accounting estimates that are reasonable and prudent;
- state whether Financial Reporting Standard 101 Reduced Disclosure Framework has 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 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.

Deloitte LLP will continue to hold office in accordance with section 487 of the Companies Act 2006.

Statement of disclosure of information to auditors

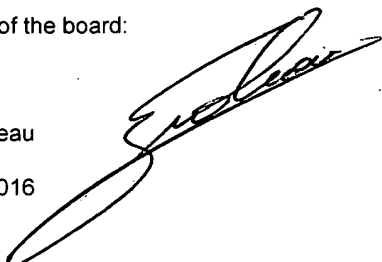
Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of S418 of the Companies Act 2006.

By order of the board:

J-N. Groleau
Director
11 July 2016



Kingfisher Properties Investments Limited

Independent auditor's report to the members of Kingfisher Properties Investments Limited

We have audited the financial statements of Kingfisher Properties Investments Limited for the year ended 31 January 2016 which comprise the Income Statement, the Statement of Changes in Equity, the Balance Sheet and the related notes 1 to 12. 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), including FRS 101 "Reduced Disclosure Framework".

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, 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 and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. 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 January 2016 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter[s] prescribed by the Companies Act 2006

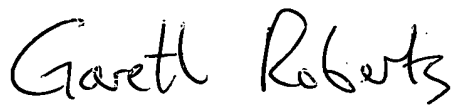
In our opinion the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent auditor's report to the members of Kingfisher Properties Investments Limited (continued)

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.



Gareth Roberts
Senior statutory auditor
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
London
11 July 2016

Kingfisher Properties Investments Limited

Income Statement

for the year ended 31 January 2016

£'000	Notes	2015/16	2014/15
Finance income	3	8	9
Net finance income		8	9
Profit before taxation	4	8	9
Income tax expense	5	(1,063)	(656)
Loss for the year		(1,055)	(648)
Total comprehensive loss for the year		(1,055)	(648)

The notes on pages 11 to 14 form part of the financial statements.

All of the above transactions relate to continuing operations. There was no other comprehensive income during the current and preceding year and accordingly a separate statement of comprehensive income has not been prepared.

Kingfisher Properties Investments Limited

Statement of changes in equity

As at 31 January 2016

£'000	Share capital	Retained earnings	Total
At 1 February 2015	18,310	(1,788)	16,522
Total comprehensive loss for the year	-	(1,055)	(1,055)
At 31 January 2016	18,310	(2,843)	15,467
At 2 February 2014	18,310	(1,141)	17,169
Total comprehensive loss for the year	-	(648)	(648)
At 31 January 2015	18,310	(1,788)	16,522

The notes on pages 11 to 14 form part of the financial statements.

Kingfisher Properties Investments Limited

Balance sheet

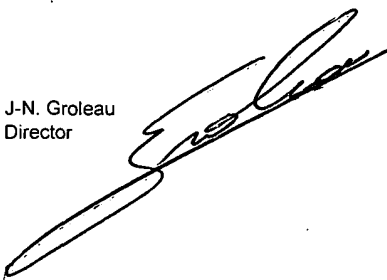
As at 31 January 2016

£'000	Notes	2015/16	2014/15
Non-current assets			
Investments in subsidiaries	6	18,190	18,190
		18,190	18,190
Current assets			
Other receivables	7	163	155
		163	155
Total assets		18,353	18,345
Current liabilities			
Other payables	8	(2,141)	(1,496)
Current tax liabilities		(745)	(327)
		(2,886)	(1,823)
Total liabilities		(2,886)	(1,823)
Net assets		15,467	16,522
Equity			
Share capital	9	18,310	18,310
Retained earnings		(2,843)	(1,788)
Total equity		15,467	16,522

The notes on pages 11 to 14 form part of the financial statements.

The financial statements were approved by the Board of Directors on 11 July 2016 and signed on its behalf by:

J-N. Groleau
Director



Kingfisher Properties Investments Limited

Notes to the financial statements

for the year ended 31 January 2016

1 Principal accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

a. Basis of preparation

Kingfisher Properties Investments Limited is a company incorporated in the United Kingdom under the Companies Act. The address of the registered office is given on page 2.

The nature of the company's operations and its principal activities are set out in the strategic report on page 3.

The company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council. Accordingly, in the year ended 31 January 2016 the company has changed its accounting framework from UK GAAP to FRS 101 as issued by the Financial Reporting Council and has, in doing so, applied the requirements of IFRS 1.6-33 and related appendices. These financial statements were prepared in accordance with FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council. For more information see note 12.

The current financial year is the year ended 31 January 2016 ('the year' or '2015/16'). The comparative financial year is the 52 weeks ended 31 January 2015 ('the prior year' or '2014/15'). The financial statements have been prepared on the going concern basis under the historical cost convention and in accordance with applicable Accounting Standards in the United Kingdom and the Companies Act 2006.

These financial statements are separate financial statements. The company is exempt under section 400 of the Companies Act 2006 from the preparation of consolidated financial statements as it is included in the group accounts of its ultimate parent, Kingfisher plc.

As permitted by FRS 101, the company has taken advantage of the disclosure exemptions available under that standard. Where required, equivalent disclosures are given in the consolidated accounts of Kingfisher plc. The consolidated accounts of Kingfisher plc are publicly available.

b. Going Concern

The Company's business activities and principal risks, together with the factors likely to affect its future development, performance and position are set out in the Directors' Report. After considering the uncertain current economic outlook, the directors have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the Company to continue as a going concern and have reasonable expectations that the company will continue in operational existence. For this reason they continue to adopt the going concern basis of accounting in preparing these financial statements.

c. Basis of accounting

The Company is exempt under FRS1 (Revised 1996) 'cash flow statements' from the requirement to publish a cash flow statement as it is a subsidiary undertaking where more than 90 per cent of the voting rights are controlled within the group and the consolidated financial statements in which it is included are publicly available.

c. Interest receivable

Interest receivable is accrued on a daily basis.

d. Investments in subsidiary companies

Investments in subsidiary companies are held at cost less accumulated impairment losses.

e. Current taxation

The income tax expense represents the sum of the tax currently payable and deferred tax. The tax currently payable is based on taxable profit for the year.

Taxable profit differs from profit before taxation as reported in the income statement because it excludes items of income or expense which are taxable or deductible in other years or which are never taxable or deductible.

Kingfisher Properties Investments Limited

Notes to the financial statements for the year ended 31 January 2016

2 Critical accounting estimates and judgements

The preparation of the financial statements under FRS101 requires the Company to make estimates and assumptions that affect the application of policies and reported amounts. Estimates and judgements are continually evaluated and are based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates. The estimates, judgements and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year are discussed below.

a. Impairment of investments

As required, the Company applies procedures to ensure that its assets are carried at no more than their recoverable amount. The procedures, by their nature, require estimates and assumptions to be made. The most significant are set out below.

At each reporting date the Company is required to assess whether there is objective evidence that its investments in subsidiaries may be impaired. This requires estimates of the investments' recoverable amounts, including present values of the Company's share of future cash flows.

3 Net finance income

£'000	2015/16	2014/15
Interest receivable on amounts owed by Group undertakings	8	9
Finance income	8	9

4 Profit before taxation

The cost of auditing the financial statements for the financial period was £685 (2015: £685). This has been borne by B&Q Properties Limited and has not been recharged.

None of the directors received any emoluments in respect of services to the Company during the financial year (2015: £nil). The directors are remunerated by another Group company and are not recharged. There are no employees of the Company other than the directors.

Kingfisher Properties Investments Limited

Notes to the financial statements for the year ended 31 January 2016

5 Income tax

£'000	2015/16	2014/15
UK corporation tax		
Current tax on profits for the year	1,063	656
Income tax expense	1,063	656

Factors affecting tax charge for the year

The UK corporation tax rate decreased from 21% to 20% from 1 April 2015. Accordingly, the Company's profits for this accounting period are taxed at a blended rate of 20.17% (2014: 21.33%).

From 1 April 2017 the rate of Corporation Tax will fall from 20% to 19%, and from 1 April 2020 will fall again to 18%. These changes have been enacted.

In March 2016 the UK Government announced that the reduction in the statutory rate from 1 April 2020 would be 2%, resulting in a rate of 17%. As this further reduction has not yet been substantively enacted, the impact is not included in these financial statements.

The tax charge for the year differs from the standard rate of corporation tax in the UK of 20.17% (2014/15: 21.33%). The differences are explained below:

£'000	2015/16	2014/15
Profit before taxation	8	9
Profit multiplied by the standard rate of corporation tax in the UK	2	2
Share of partnership profits multiplied by the standard rate of corporation tax in the UK	1,061	654
Income tax expense	1,063	656

6 Investments

£'000	Investments in subsidiary undertakings
Net book value	
At 1 February 2015	18,190
At 31 January 2016	18,190
At 2 February 2014	18,190
At 31 January 2015	18,190

The Company is a limited partner of Kingfisher Scottish Limited Partnership ("the Partnership") registered in Scotland. The Partnership is an investment partnership which holds UK property assets.

7 Other receivables

£'000	2015/16	2014/15
Non-current		
Amounts owed by Group undertakings	104	108
Other receivables	104	108
Current		
Other receivables	59	47
	59	47
Trade and other receivables	163	155

Amounts owed by Group undertakings are unsecured and have no fixed date of repayment and are repayable on demand. Interest is applied on the intercompany balance at a rate of 7.8%.

Kingfisher Properties Investments Limited

Notes to the financial statements

for the year ended 31 January 2016

8 Other payables

£'000	2015/16	2014/15
Current		
Amounts owed to Group undertakings	2,141	1,496
Other payables	2,141	1,496

Amounts due to Group undertakings are unsecured, interest free and have no fixed date of repayment.

9 Share capital

	Number of ordinary shares thousands	Ordinary share capital £'000
At 1 February 2015	18,310	18,310
At 31 January 2016	18,310	18,310

There were no changes in share capital during the period

10 Related party transactions

The company is exempt under FRS101 from disclosing related party transactions with entities that are part of the Kingfisher plc group or investees of the Kingfisher plc group.

11 Ultimate holding company

The immediate parent company is Kingfisher Holdings Limited, which is a company incorporated in the United Kingdom and registered in England and Wales. The ultimate beneficial owner of Kingfisher Holdings Limited is Kingfisher plc, which is a company incorporated in the United Kingdom and registered in England and Wales.

A copy of the Annual Report and Accounts of the ultimate parent company can be obtained (printed or downloaded) from www.kingfisher.com.

The largest and smallest group into which the Company's financial statements are consolidated is that headed by Kingfisher plc, the Company's ultimate parent company.

12 Explanation of transition to FRS 101

This is the first year that the Company has presented its financial statements under FRS 101 (Financial Reporting Standard 101) issued by the Financial Reporting Council. The last financial statements under a previous GAAP (UK GAAP) were for the year ended 31 January 2015 and the date of transition to FRS 101 was therefore 2 February 2014.

There are no differences in shareholders' equity determined in accordance with FRS101 and previous UK GAAP as at 2 February 2014 and 31 January 2015 and no differences in profit or loss determined in accordance with previous UK GAAP and FRS101 for the year ended 31 January 2015.