

**Grainger Europe (No. 4) Limited**  
**Financial statements**  
**30 September 2018**



# Grainger Europe (No. 4) Limited

## Financial statements

Year ended 30 September 2018

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# Grainger Europe (No. 4) Limited

## Officers and professional advisers

**The board of directors**

Adam McGhin  
Steven Butler  
Helen C Gordon  
Vanessa K Simms

**Company secretary**

Adam McGhin

**Registered office**

Citygate  
St James' Boulevard  
Newcastle upon Tyne  
NE1 4JE

**Auditor**

KPMG LLP  
Chartered accountants & statutory auditor  
15 Canada Square  
Canary Wharf  
London  
E14 5GL

**Bankers**

Barclays Bank plc  
Barclays House  
5 St Ann's Street  
Quayside  
Newcastle upon Tyne  
NE1 2BH

**Solicitors**

Womble Bond Dickinson (UK) LLP  
St Ann's Wharf  
112 Quayside  
Newcastle upon Tyne  
NE1 3DX

# Grainger Europe (No. 4) Limited

## Directors' report

Year ended 30 September 2018

The directors present their report and the financial statements of the company for the year ended 30 September 2018.

### Principal activities

The principal activity of the company during the year was investing in European property companies. The directors do not recommend the payment of a dividend (2017: £nil).

### Directors

The directors who served the company during the year were as follows:

Adam McGhin  
Steven Butler  
Helen C Gordon  
Vanessa K Simms  
Nicholas M F Jopling (Resigned 20 December 2017)

### Directors' responsibilities statement

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), including FRS 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 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;
- 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.

# Grainger Europe (No. 4) Limited

Directors' report *(continued)*

Year ended 30 September 2018

## Auditor

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

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all 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.

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.

## Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 13 June 2019 and signed on behalf of the board by:



Adam McGhin  
Company Secretary

## Independent auditor's report to the members of Grainger Europe (No. 4) Limited

### Opinion

We have audited the financial statements of Grainger Europe (No. 4) Limited ("the company") for the year ended 30 September 2018 which comprise the Statement of comprehensive income, Statement of financial position, Statement of changes in equity and related notes, including the 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 September 2018 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 *Reduced Disclosure Framework*; 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.

### The impact of uncertainties due to Britain exiting the European Union on our audit

Uncertainties related to the effects of Brexit are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of estimates made by the directors, see note 3, and the appropriateness of the going concern basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the company's future prospects and performance.

Brexit is one of the most significant economic events for the UK, and at the date of this report its effects are subject to unprecedented levels of uncertainty of outcomes, with the full range of possible effects unknown. We applied a standardised firm-wide approach in response to that uncertainty when assessing the company's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a company and this is particularly the case in relation to Brexit.

### Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

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 a year from the date of approval of the financial statements. In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model, including the impact of Brexit, and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period. We have nothing to report in these respects.

## **Independent auditor's report to the members of Grainger Europe (No. 4) Limited (continued)**

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

### **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; or
- 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.

### **Directors' responsibilities**

As explained more fully in their statement set out on page 2, 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 they 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.

**Independent auditor's report to the members of Grainger Europe (No. 4) Limited (continued)**

**Auditor's responsibilities**

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

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://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.



**Bill Holland (Senior Statutory Auditor)**  
**For and on behalf of KPMG LLP, Statutory Auditor**  
Chartered Accountants  
15 Canada Square  
Canary Wharf  
London  
E14 5GL  
18 June 2019



# Grainger Europe (No. 4) Limited

## Statement of comprehensive income

Year ended 30 September 2018

|   | Note | 2018<br>£                 | 2017<br>£             |
|---|------|---------------------------|-----------------------|
| Amounts (written off)/written back to investments                                 | 5    | (253,138)                 | 1,245,911             |
| Interest payable and similar expenses   | 6    | (1,111,433)               | (1,231,020)           |
| <b>(Loss)/profit before taxation</b>  |      | <b>(1,364,571)</b>        | <b>14,891</b>         |
| Tax on (loss)/profit  | 7    | <u>211,172</u>            | <u>240,049</u>        |
| <b>(Loss)/profit for the financial year and total comprehensive (loss)/income</b> |      | <b><u>(1,153,399)</u></b> | <b><u>254,940</u></b> |

All the activities of the company are from continuing operations.

The notes on pages 10 to 15 form part of these financial statements.

# Grainger Europe (No. 4) Limited

## Statement of financial position

30 September 2018

|   | Note | 2018<br>£           | 2017<br>£           |
|---|------|---------------------|---------------------|
| <b>Fixed assets</b>                                   |      |                     |                     |
| Investments   | 8    | 1,952,486           | 7,478,496           |
| <b>Current assets</b>                                 |      |                     |                     |
| Debtors   | 9    | 451,363             | 240,190             |
| <b>Creditors: amounts falling due within one year</b> | 10   | <u>(27,764,338)</u> | <u>(31,925,776)</u> |
| <b>Net current liabilities</b>                        |      | <u>(27,312,975)</u> | <u>(31,685,586)</u> |
| <b>Total assets less current liabilities</b>          |      | <u>(25,360,489)</u> | <u>(24,207,090)</u> |
| <b>Capital and reserves</b>                           |      |                     |                     |
| Called up share capital                               | 11   | 9,837,779           | 9,837,779           |
| Profit and loss account                               | 12   | <u>(35,198,268)</u> | <u>(34,044,869)</u> |
| <b>Shareholders' deficit</b>                          |      | <u>(25,360,489)</u> | <u>(24,207,090)</u> |

These financial statements were approved by the board of directors and authorised for issue on 13 June 2019, and are signed on behalf of the board by:



Adam McGhin  
Director

Company registration number: 6352297

The notes on pages 10 to 15 form part of these financial statements.

# Grainger Europe (No. 4) Limited

## Statement of changes in equity

Year ended 30 September 2018

|  | Called up<br>share<br>capital<br>£ | Profit and<br>loss account<br>£ | Total<br>£                 |
|--|------------------------------------|---------------------------------|----------------------------|
| <b>At 1 October 2016</b>                       | 9,837,779                          | (34,299,809)                    | (24,462,030)               |
| Profit for the year                            | –                                  | 254,940                         | 254,940                    |
| <b>Total comprehensive income for the year</b> | –                                  | 254,940                         | 254,940                    |
| <b>At 30 September 2017</b>                    | 9,837,779                          | (34,044,869)                    | <b>(24,207,090)</b>        |
| Loss for the year                              | –                                  | (1,153,399)                     | <b>(1,153,399)</b>         |
| <b>Total comprehensive loss for the year</b>   | –                                  | (1,153,399)                     | <b>(1,153,399)</b>         |
| <b>At 30 September 2018</b>                    | <u>9,837,779</u>                   | <u>(35,198,268)</u>             | <u><b>(25,360,489)</b></u> |

The notes on pages 10 to 15 form part of these financial statements.

# Grainger Europe (No. 4) Limited

## Notes to the financial statements

Year ended 30 September 2018

### 1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

### 2. Statement of compliance

The financial statements of Grainger Europe (No.4) Limited ("the company") for the year ended 30 September 2018 were authorised for issue by the board of directors on 13 June 2019 and the statement of financial position was signed on the board's behalf by Adam McGhin.

These financial statements have been prepared in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework'.

The company's ultimate parent undertaking, Grainger plc, includes the company in its consolidated financial statements. The consolidated financial statements of Grainger plc are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

### 3. Accounting policies

#### Basis of preparation

The financial statements have been prepared under the historical cost convention, and in accordance with applicable UK accounting standards.

The financial statements are prepared on the going concern basis in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom, which have been applied consistently throughout the year.

#### Going concern

The financial statements have been prepared on the going concern basis, notwithstanding the company's net liabilities of £25,360,489, which the directors believe to be appropriate for the following reasons.

The directors have not prepared any detailed cash flow forecasts for this company on a standalone basis but the company is included in a cash flow forecast for the wider Grainger plc group for a period of at least 12 months from the date of approval of these financial statements which indicate that, taking account of reasonably possible downsides, the wider Grainger plc group will have sufficient funds to meet its liabilities as they fall due for that period.

Considering this company on a standalone basis, its ability to continue to trade is dependent on its ultimate parent, Grainger plc, not seeking repayment of the amounts currently owed by the company, which at 30 September 2018 amounted to £27,764,338. Grainger plc has indicated that it and its subsidiaries do not intend to seek repayment of these amounts for at least 12 months from the date of approval of these financial statements, and that they will continue to make available such funds as are needed by the company. This should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment.

As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although, at the date of approval of these financial statements, they have no reason to believe that it will not do so. Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and consequently have prepared the financial statements on a going concern basis.

# Grainger Europe (No. 4) Limited

## Notes to the financial statements *(continued)*

Year ended 30 September 2018

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

#### Disclosure exemptions

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- (a) Cash flow statement and related notes;
- (b) Comparative period reconciliations for share capital;
- (c) Disclosures in respect of transactions with wholly owned subsidiaries;
- (d) Disclosures in respect of capital management;
- (e) The effects of new but not yet effective IFRSs;
- (f) Disclosures in respect of the compensation of key management personnel.

As the consolidated financial statements of Grainger plc include the equivalent disclosures, the company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

Certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instruments: Disclosures.

#### Income tax

The taxation charge for the year represents the sum of the tax currently payable and deferred tax. The charge is recognised in the statement of comprehensive income according to the accounting treatment of the related transaction.

Current tax payable or receivable is based on the taxable income for the period and any adjustment in respect of prior periods and is calculated using tax rates that have been enacted or substantively enacted at the end of the reporting period.

Tax payable upon the realisation of revaluation gains recognised in prior periods is recorded as a current tax charge with a release of the associated deferred tax.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted at the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. Deferred income tax assets are recognised only to the extent that it is probable that taxable profit will give rise to a future tax liability against which the deferred tax assets can be recovered.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same tax authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

#### Investments

Fixed asset investments are stated at cost less any provisions for diminution in value. An impairment loss is recognised for the amount by which the carrying value of the investment exceeds its recoverable amount.

# Grainger Europe (No. 4) Limited

## Notes to the financial statements (continued)

Year ended 30 September 2018

### Group accounts

The financial statements contain information about Grainger Europe (No. 4) Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its subsidiary undertakings are included in the consolidated financial statements of the ultimate parent company, Grainger plc, a company registered in England and Wales.

### Non-derivative financial instruments

Non-derivative financial instruments comprise loans and borrowings.

Loans and borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, loans and borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

### Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make significant judgements, estimates and assumptions that affect the amounts reported. The judgements, estimates and assumptions that the directors consider to be most significant to the financial statements relate to impairment adjustments in respect of fixed asset investments and are detailed in note 8.

#### 4. Operating profit

Audit fees of £1,700 (2017: £1,600) are statutory audit fees only and are borne by another group company.

There are no persons holding service contracts with the company (2017: none). None of the directors received any remuneration from the company during the year, or in the previous year, in respect of their services to the company.

#### 5. Amounts (written off)/back to investments

|   | 2018<br>£        | 2017<br>£        |
|---|------------------|------------------|
| Impairment of other fixed asset investments             | (253,138)        | –                |
| Reversal of impairment of other fixed asset investments | –                | 1,245,911        |
|   | <u>(253,138)</u> | <u>1,245,911</u> |

#### 6. Interest payable and similar expenses

|                                    | 2018<br>£        | 2017<br>£        |
|------------------------------------|------------------|------------------|
| Interest due to group undertakings | <u>1,111,433</u> | <u>1,231,020</u> |

# Grainger Europe (No. 4) Limited

Notes to the financial statements (continued)

Year ended 30 September 2018

## 7. Tax on (loss)/profit

### Major components of tax income

|                             | 2018<br>£        | 2017<br>£        |
|-----------------------------|------------------|------------------|
| <b>Current tax:</b>         |                  |                  |
| UK current tax income       | (211,172)        | (240,049)        |
| <b>Tax on (loss)/profit</b> | <u>(211,172)</u> | <u>(240,049)</u> |

There is no unprovided deferred tax liability or unrecognised deferred tax asset in these financial statements.

### Reconciliation of tax income

The tax assessed on the loss on ordinary activities for the year is higher than (2017: lower than) the standard rate of corporation tax in the UK of 19% (2017: 19.50%).

|  | 2018<br>£        | 2017<br>£        |
|--|------------------|------------------|
| (Loss)/profit on ordinary activities before taxation | (1,364,571)      | 14,891           |
| (Loss)/profit on ordinary activities by rate of tax  | (259,268)        | 2,904            |
| Non taxable movement on investment provision         | 48,096           | (242,953)        |
| <b>Tax on (loss)/profit</b>                          | <u>(211,172)</u> | <u>(240,049)</u> |

### Factors that may affect future tax income

A reduction in the UK corporation tax rate from 19% to 17% (effective 1 April 2020) has been substantively enacted. This will reduce the company's future current tax charge accordingly.

## 8. Investments

|                             | Shares in<br>subsidiary<br>undertakings<br>£ |
|-----------------------------|--|
| <b>Cost</b>                 |  |
| At 1 October 2017           | 18,236,285                                   |
| Disposals                   | (5,272,872)                                  |
| <b>At 30 September 2018</b> | <u>12,963,413</u>                            |
| <b>Impairment</b>           |  |
| At 1 October 2017           | 10,757,789                                   |
| Impairment losses           | 253,138                                      |
| <b>At 30 September 2018</b> | <u>11,010,927</u>                            |
| <b>Carrying amount</b>      |  |
| <b>At 30 September 2018</b> | <u>1,952,486</u>                             |
| At 30 September 2017        | <u>7,478,496</u>                             |

# Grainger Europe (No. 4) Limited

## Notes to the financial statements (continued)

Year ended 30 September 2018

### 8. Investments (continued)

The company owns 100% of the issued share capital of Grainger FRM GmbH, an investment company incorporated in Germany.

Following a review undertaken by the directors during the year, it was determined that an impairment write down of £253,138 should be made (2017: £1,245,911 written back).

The company also indirectly holds 100% of the issued share capital of Grainger Portfolio 3 GmbH, a property investment company incorporated in Germany.

### 9. Debtors

|                                    | 2018           | 2017           |
|------------------------------------|----------------|----------------|
|                                    | £              | £              |
| Amounts owed by group undertakings | <u>451,363</u> | <u>240,190</u> |

The amount owed by group undertakings is unsecured, is repayable on demand, and does not bear interest.

### 10. Creditors: amounts falling due within one year

|                                    | 2018              | 2017              |
|------------------------------------|-------------------|-------------------|
|                                    | £                 | £                 |
| Amounts owed to group undertakings | <u>27,764,338</u> | <u>31,925,776</u> |

Included within amounts owed to group undertakings is a loan of £27,764,338 (2017: £31,925,776). The loan bears interest at a weighted rate of 3.76% in the year (2017: 3.94%), and is repayable on demand but is not expected to be repaid within the next 12 months. Interest payable for the year amounted to £1,111,433 (2017: £1,231,020).

### 11. Called up share capital

#### Issued, called up and fully paid

|                            | 2018             |                  | 2017             |                  |
|----------------------------|------------------|------------------|------------------|------------------|
|                            | No.              | £                | No.              | £                |
| Ordinary shares of £1 each | <u>9,837,779</u> | <u>9,837,779</u> | <u>9,837,779</u> | <u>9,837,779</u> |

### 12. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

### 13. Related party transactions

The company is exempt from disclosing related party transactions as they are with other companies that are wholly owned within the Grainger plc group.



# Grainger Europe (No. 4) Limited

Notes to the financial statements *(continued)*

Year ended 30 September 2018

## 14. Ultimate parent undertaking and controlling party

The directors regard Grainger plc, a company registered in England and Wales, as the ultimate parent undertaking and the ultimate controlling party, being the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of the Grainger plc consolidated financial statements may be obtained from The Secretary, Grainger plc, Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

Grainger plc is the immediate controlling party and parent company by virtue of its 100% shareholding in the company.