

Company registration number 13808689 (England and Wales)

**0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED  
(FORMERLY SDI (PROPCO 139) LIMITED)**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 30 APRIL 2023**





# 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

## COMPANY INFORMATION

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<b>Directors</b>	A A Adegoke A P O Dick
<b>Company number</b>	13808689
<b>Registered office</b>	Unit A Brook Park East Shirebrook Mansfield NG20 8RY
<b>Auditor</b>	Hart Shaw LLP Europa Link Sheffield Business Park Sheffield S9 1XU

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# 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

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# **0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED**

## **DIRECTORS' REPORT**

### **FOR THE PERIOD ENDED 30 APRIL 2023**

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The directors present their annual 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.

The company changed its name from SDI (Propco 139) Limited on 6 June 2024.

#### **Results and dividends**

The results for the period are set out on page 6.

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**

Frasers 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.

# 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

## DIRECTORS' REPORT (CONTINUED)

FOR THE PERIOD ENDED 30 APRIL 2023

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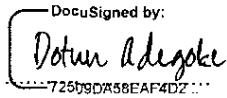
### Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

### Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption provided by section 415A of the Companies Act 2006.

On behalf of the board

DocuSigned by:  


AA Adegoke

Director

07 August 2024

Date: .....

# 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

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#### Opinion

We have audited the financial statements of 0139 Trafford Missg (Freeholdco) Limited (formerly SDI (Propco 139) Limited) (the 'company') for the period ended 30 April 2023 which comprise the Statement of comprehensive income, the Statement of financial position, the Statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101, The Financial Reporting Standard applicable in the UK and *Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 April 2023 and of its loss for the period then ended;
- have been properly prepared in accordance with UK adopted international accounting standards; 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 under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

#### Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

## **0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

#### **TO THE MEMBERS OF 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED**

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##### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which 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; or
- *the directors were not entitled to take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.*

##### **Responsibilities of directors**

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, and for 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. In preparing the financial statements, the directors are responsible for 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 the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

##### **Auditor's responsibilities for the audit of the financial statements**

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 auditor's 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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

At the planning stage we identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the directors and other management, as required by auditing standards. The potential effect of any laws and regulation on the financial statements can vary considerably. There are laws and regulations that directly affect the financial statements (e.g. the Companies Act) as well as many other operational laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements. Owing to the size, nature and complexity of the organization and the applicable laws and regulations to which it must adhere, the risk of material misstatement was deemed to be low, therefore the procedures performed by the audit team were limited to:

- Communicating identified laws and regulations at planning throughout the audit team to remain alert to any indications of non-compliance throughout the audit.
- Enquiry of management and those charged with governance around actual and potential litigation and claims as well as non-compliance with laws and regulations.
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.

# 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE MEMBERS OF 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

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We have assessed the overall susceptibility of the financial statements to material misstatement due to fraud. Management override is the most likely way in which fraud might present itself and is therefore inherently high risk on any audit. Management override, which may cause there to be a material misstatement within the financial statements, may present itself in a number of ways, for example:

- Override of internal controls (e.g. segregation of duties)
- Entering into transactions outside the normal course of business, especially with related parties
- Fraudulent revenue recognition, including fictitious sales and sales being recorded in the wrong period
- Presenting bias in accounting judgements and estimates.

In order to reduce the risk of material misstatement to an acceptable level, numerous audit procedures were performed including:

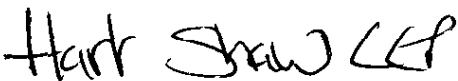
- Enquiries of management as to whether they had any knowledge of any actual or suspected fraud
- Review of all material journal entries made throughout the period as well as those made to prepare the financial statements
- Reviewing the underlying rationale behind transactions in order to assess whether they were outside the normal course of business
- Assessing whether management's judgements and estimates indicated potential bias.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected material misstatements in the financial statements, even though we have performed our audit in accordance with auditing standards. Furthermore, as with all audits, there is a higher risk of irregularities (especially those relating to fraud) being undetected, as these may involve the override of internal controls, collusion, intentional omissions and misrepresentations etc. We are not responsible for preventing non-compliance or fraud and therefore cannot be expected to detect all instances of such. Our audit was not designed to identify misstatements or other irregularities that would not be considered to be material to the financial statements. The further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

#### Use of our report

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.



Adam Shield (Senior statutory auditor)  
For and on behalf of Hart Shaw LLP

Statutory Auditor

Date: 07 August 2024

Europa Link  
Sheffield Business Park  
Sheffield  
S9 1XU

**0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED****STATEMENT OF COMPREHENSIVE INCOME****FOR THE PERIOD ENDED 30 APRIL 2023**

	Notes	Period ended 30 April 2023 £	Period ended 24 April 2022 £
Turnover	3	530,685	-
<b>Gross profit</b>		<u>530,685</u>	<u>-</u>
Administrative expenses		(389,900)	-
Exceptional items	4	(425,000)	-
<b>Operating profit</b>	5	<u>(284,215)</u>	<u>-</u>
Income tax expense	7	-	-
<b>Profit and total comprehensive profit for the period</b>	12	<u><u>(284,215)</u></u>	<u><u>-</u></u>

The notes on pages 9 - 13 form part of these financial statements.

# 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

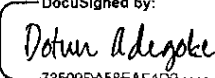
## STATEMENT OF FINANCIAL POSITION AS AT 30 APRIL 2023

	Notes	2023 £	2022 £
<b>Fixed assets</b>			
Investment property	8	5,959,600	-
<b>Current assets</b>			
Trade and other receivables	9	1,305,785	100
<b>Creditors: amounts falling due within one year</b>			
Creditors	10	7,549,500	-
<b>Net current (liabilities)/assets</b>		(6,243,715)	100
<b>Net (liabilities)/assets</b>		(284,115)	100
<b>Capital and reserves</b>			
Called up share capital	11	100	100
Profit and loss reserves	12	(284,215)	-
<b>Total equity</b>		(284,115)	100

The notes on pages 9 - 13 form part of these financial statements.

07 August 2024

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

DocuSigned by:  
  
 72609DA58EAF4D8 .....  
 A A Adegoke  
 Director

Company registration number 13808689

## 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

### STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 APRIL 2023

	Share capital	Profit and loss reserves	Total
	£	£	£
Balance at 20 December 2021	100	-	100
Period ended 24 April 2022:			
Balance at 24 April 2022	100	-	100
Period ended 30 April 2023:			
Loss and total comprehensive loss for the period	-	(284,215)	(284,215)
Balance at 30 April 2023	100	(284,215)	(284,115)

The notes on pages 9 - 13 form part of these financial statements.

# 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE PERIOD ENDED 30 APRIL 2023

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#### 1 Accounting policies

##### Company information

0139 Trafford Missg (Freeholdco) Limited (formerly SDI (Propco 139) 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.

The company changed its name from SDI (Propco 139) Limited on 6 June 2024.

##### 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 53 weeks ended 30 April 2023.

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 net liabilities of £284,115. 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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# 0139 TRAFFORD MISSG (FREEHOLDCO) 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.

#### 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.

## 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE PERIOD ENDED 30 APRIL 2023

#### 2 Critical accounting estimates and judgements (Continued)

##### 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.

##### Land and Building

The directors estimate the proportion of property value that is attributable to freehold land, as opposed to buildings, in line with the group's policy for investment property. The land element is estimated to be 20% of the total cost of the investment property and as a result, this proportion is not depreciated. The actual split could differ from this estimate and, given the significance of the property valuation, this could have a material impact on the depreciation charge and asset carrying value

#### 3 Revenue

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

	2023 £	2022 £
<b>Revenue analysed by class of business</b>		
Rental income	530,685	-
	<u>530,685</u>	<u>-</u>

#### 4 Exceptional items

	2023 £	2022 £
Impairment of intercompany receivables	425,000	-
	<u>425,000</u>	<u>-</u>

#### 5 Operating (loss)/profit

	2023 £	2022 £
<i>Operating loss for the period is stated after charging/(crediting):</i>		
Depreciation of investment property	389,900	-
	<u>389,900</u>	<u>-</u>

Auditor remuneration is borne by another group company.

#### 6 Employees

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

## 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

#### FOR THE PERIOD ENDED 30 APRIL 2023

#### 7 Income tax expense

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

	2023 £	2022 £
Loss before taxation	(284,215)	-
Expected tax credit based on a corporation tax rate of 19.49% (2022: 19.00%)	(55,394)	-
Effect of expenses not deductible in determining taxable profit	82,833	-
Group relief	(103,443)	-
Depreciation on assets not qualifying for tax allowances	76,004	-
<b>Taxation charge for the period</b>	<b>-</b>	<b>-</b>

#### 8 Investment property

	2023 £	2022 £
<b>Cost</b>		
At 25 April 2022	-	-
Additions through acquisition	6,349,500	-
At 30 April 2023	6,349,500	-
<b>Accumulated depreciation</b>		
Charge for the period	389,900	-
At 30 April 2023	389,900	-
<b>Carrying value</b>		
At 30 April 2023	5,959,600	-
At 24 April 2022	-	-

The fair value of the investment property as at 30 April 2023 was estimated by management to be £6,349,500. Included within investment property is land of £1,200,000 not depreciated.

#### 9 Trade and other receivables

	2023 £	2022 £
Amounts owed by fellow group undertakings	105,685	-
Other debtors	1,200,100	100
	1,305,785	100

## 0139 TRAFFORD MISSG (FREEHOLDCO) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 30 APRIL 2023

#### 9 Trade and other receivables (Continued)

Amounts due from group undertakings are unsecured, non interest bearing and repayable on demand.

#### 10 Trade and other payables

	2023	2022
	£	£
Amounts owed to fellow group undertakings	7,549,500	-

Amounts owed to group undertakings are unsecured, non interest bearing and repayable on demand.

#### 11 Share capital

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

#### 12 Retained earnings

	2023	2022
	£	£
At the beginning of the period	-	-
Loss for the period	(284,215)	-
At the end of the period	(284,215)	-

#### 13 Related party transactions

The Company was a wholly owned subsidiary of Frasers Group Plc, the Company has taken advantage of the exemption contained in FRS101 8.k and has therefore not disclosed transactions or balances with wholly owned entities which form part of that group.

#### 14 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.