Registered Company number: 05644620

Sainsbury Propco A Limited

Annual Report and Financial Statements

For the 52 weeks to 2 March 2024

Sainsbury Propco A Limited
Strategic report
for the 52 weeks to 2 March 2024

Principal activities and review of business
The principal activities of Sainsbury Propco A Limited (the 'Company') are the ownership and rental of supermarket outlets to J Sainsbury plc and its subsidiary companies (the 'Group') and to raise finance secured against its property.

The Company's profit for the financial year was £70 million (2023: £40 million). The financial position as at 2 March 2024 is shown in the balance sheet set out on page 5.

All material operations are carried out in the United Kingdom.

A full review of the business and the market can be found in the 2024 Annual Report and Financial Statements of J Sainsbury plc ("The Group Annual Report"), the ultimate parent undertaking, on the following website: www.about.sainsburys.co.uk.

Principal risks and uncertainties
From the perspective of the Company, the principal risks and uncertainties are integrated with the principal risks of the Group and are not managed separately. Accordingly, the principal risks and uncertainties of the Group, which include those of the Company, are discussed on pages 53 to 61 of the Group Annual Report, which does not form part of this report.

Key performance indicators (KPIs)
The Directors of J Sainsbury plc manage the Group's operations on a divisional basis. For this reason, the Company's Directors believe that analysis using KPI's for the Company is not necessary or appropriate for an understanding of the development, performance or position of the business of the Company. The development, performance and position of the Group, which includes the Company, are discussed on pages 44 to 45 of the Group Annual Report, which does not form part of this report.

Financial risk management
The financial risk management and policies of the Group, which include those of the Company, are disclosed in note 28 on pages 167 to 174 of the Group Annual Report.

Section 172 statement and stakeholder engagement
The Board believes that it has acted in accordance with Section 172(1) of the Companies Act 2006 during the year ended 2 March 2024. This requires each Director to act in the way he or she considers, in good faith, would be most likely to promote the success of the Company for the benefit of its members as a whole and, in doing so, have regard to the interest of other stakeholders, whilst maintaining high standards of business conduct.

The Company is a wholly-owned subsidiary of J Sainsbury plc and its stakeholder engagement is integrated within the governance framework of J Sainsbury plc and its subsidiaries (the 'Group'). During the year, the Directors continued to focus on engagement with the Company's stakeholders, most notably the Group. The Directors primarily used scheduled Group Property committee meetings and Group Operating Board meeting to consider and engage with the Group. These interactions informed key decisions that the Directors made during the year, such as approving the Company's financial statements.

Further details on how the Group engaged with its stakeholders, can be found in the Group Annual Report on pages 23 to 29.

As per Section 54(1) of the Modern Slavery Act 2015, our Slavery and Human Trafficking Statement is published annually on our Group website. The statement covers the activities of the Group and details the steps taken during the year ended 2 March 2024 to prevent modern slavery and human trafficking in our own operations and supply chains.

By order of the Board:

Jamie Cowen
Director
31 January 2025

Sainsbury Propco A Limited
Directors' report
for the 52 weeks to 2 March 2024

The Directors present their report and the financial statements of Sainsbury Propco A Limited (the 'Company') for the 52 weeks to 2 March 2024. The prior financial year's financial statements were for the 52 weeks to 4 March 2023.

Dividends
During the financial year, there were dividends paid of £310 milllion (2023: nil).

Going concern
As at 2 March 2024 the company had retained earnings of £70 million (2023: £310 million) and made a profit of £70 million (2023: £40 million).

The financial statements have been prepared on the going concern basis on the grounds that the ultimate parent company, J Sainsbury plc has confirmed its present intention to provide financial support such that the Company is able to repay its liabilities as they fall due for a period of twelve months from the date on which these financial statements are signed.

The assessment period for the purposes of considering going concern is the 12 months from the date on which these financial statements are signed.

Directors
The Directors of the Company who held office during the financial year and up to the date of signing the financial statements are shown below:

Sainsburys Corporate Director Limited
Jamie Cowen

Company Secretary
The Company Secretary of the Company who held office during the financial year and up to the date of signing the financial statements is shown below:

Sainsbury's Corporate Secretary Limited

Directors' indemnities
The Directors are indemnified to the extent permitted by the Articles of Association of the Company in respect of all losses arising out of or in connection with the execution of their powers, duties and responsibilities. The ultimate parent company purchased and maintained Directors' and Officers' liability insurance throughout 2023/2024, which was renewed for 2024/2025. The insurance covers all Directors and Officers of companies in the Group. Neither the indemnities nor insurance provide cover in the event that the Director or Officer is proved to have acted fraudulently.

By order of the Board:

Jamie Cowen
Director
31 January 2025

Sainsbury Propco A Limited
Statement of Directors' responsibilities
for the 52 weeks to 2 March 2024

The Directors are responsible for preparing the Annual 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, including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101). The financial statements are required by law to 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 in accordance with IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 proper accounting records that 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. Under applicable law and regulations, the Directors are also responsible for preparing a strategic report and Directors' report, that comply with that law and those regulations.

L.Smith
L.Smith (Jan 31, 2025 15:41 GMT)

Leon Smith
on behalf of Sainsburys Corporate Director Limited
Director
31 January 2025

Sainsbury Propco A Limited
Statement of profit or loss
for the 52 weeks to 2 March 2024

	Note	2024 £m	2023 £m
Revenue		**102**	102
Cost of sales		**(10)**	(34)
Gross profit		**92**	68
Operating profit	3	**92**	68
Finance costs	5	**(1)**	(1)
Profit before tax		**91**	67
Income tax expense	6	**(21)**	(27)
Profit for the financial year		**70**	40

There was no other comprehensive income or expense during the financial year or the prior financial year.

The notes on pages 7 to 14 are an integral part of these financial statements.

Sainsbury Propco A Limited
Balance sheet
at 2 March 2024
Registered number: 05644620

	Note	2024 £m	2023 £m
Non-current assets			
Investment properties	7	**1,234**	1,243
Trade and other receivables	8	**379**	379
		1,613	1,622
Current assets			
Trade and other receivables	8	**15**	15
		15	15
Total assets		**1,628**	1,637
Current liabilities			
Other payables	9	**(1,110)**	(873)
Taxes payable		**(39)**	(45)
		(1,149)	(918)
Net current liabilities		**(1,134)**	(903)
Non-current liabilities			
Lease liabilities	10	**(8)**	(8)
		(8)	(8)
Total liabilities		**(1,157)**	(926)
Net assets		**471**	711
Equity			
Called up share capital	11	**401**	401
Retained earnings		**70**	310
Total equity		**471**	711

For the year ending 2 March 2024 the Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The directors have not required the Company to obtain an audit of its accounts for the financial period in question in accordance with section 476 of the Companies Act 2006.

The notes on pages 7 to 14 are an integral part of these financial statements.

The financial statements on pages 4 to 14 were approved by the Board of Directors on 31 January 2025, and are signed on its behalf by:

L.Smith
L.Smith (Jan 31, 2025 15:41 GMT)

Leon Smith
on behalf of Sainsburys Corporate Director Limited
Director
31 January 2025

Sainsbury Propco A Limited
Statement of changes in equity
for the 52 weeks to 2 March 2024

	Note	Called up share capital £m	Retained earnings £m	Total equity £m
At 5 March 2023		**401**	**310**	**711**
Profit for the year		**-**	**70**	**40**
Dividends paid in the year		**-**	**(310)**	**-**
At 2 March 2024	11	**401**	**70**	**471**
At 6 March 2022		401	270	671
Profit for the year		-	40	40
At 4 March 2023	11	401	310	711

The notes on pages 7 to 14 are an integral part of these financial statements.

1 General information

Sainsbury Propco A Limited (the 'Company') is a private limited company incorporated and domiciled in England and Wales. The Company's registered address is 33 Holborn, London EC1N 2HT. The Company is part of J Sainsbury plc (the 'Group').

The Company's financial year represents the 52 weeks to 2 March 2024 (2023: 52 weeks to 4 March 2023).

2 Accounting policies

(a) Statement of compliance

The financial statements are prepared in accordance with United Kingdom Accounting standards, in particular Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and the Companies Act 2006.

FRS 101 sets out a reduced disclosure framework for a 'qualifying entity' as defined in the Standard, which addresses the financial reporting requirements and disclosure exemptions in the individual financial statements of qualifying entities that otherwise apply the recognition measurement and disclosure requirements of adopted International Financial Reporting Standards (IFRS).

The Company is a qualifying entity for the purposes of FRS 101. The results of the Company are consolidated into the Annual Report and Financial Statements 2024 of J Sainsbury plc, available on the Group's website.

FRS 101 sets out amendments to IFRS that are necessary to achieve compliance with the Companies Act and related regulations. These amendments had no impact on the Statement of comprehensive income, Balance sheet or Statement of changes in equity for the Company for the year ended 2 March 2024.

The disclosure exemptions adopted by the Company in accordance with FRS 101 are as follows:

- The requirements of IAS 7 to present a cash flow statement.
- The requirements of paragraph 17 of IAS 24, Related Party Transactions, to disclose information related to key management personnel, and the requirements of IAS 24 to disclose related party transactions between two or more members of a group for wholly owned subsidiaries.
- The requirements of paragraphs 30 and 31 of IAS 8 to disclose information assessing the possible impact of new standards issued but which are not yet effective.
- The requirements of IFRS 7 and IFRS 13 for disclosure of financial instruments and fair values.
- The requirement of IAS 1, Presentation of financial statements' comparative information requirements in respect of Property, plant and equipment and Intangible assets.
- The requirements of IFRS 15 to disclose the disaggregation of revenue.
- The requirements of IAS 1 to present comparative information in respect of certain assets and the disclosure information related to capital management.

(b) Basis of preparation

The financial statements are presented in pound sterling, rounded to the nearest million (£m) unless otherwise stated. They have been prepared on a going concern basis under the historical cost convention.

Going concern

As at 2 March 2024 the Company had retained earnings of £70 million (2023: £310 million) and made a profit of £70 million (2023: £40 million).

The financial statements have been prepared on the going concern basis on the grounds that the ultimate parent company, J Sainsbury plc has confirmed its present intention to provide financial support such that the Company is able to repay its liabilities as they fall due for a period of twelve months from the date on which these financial statements are signed.

The assessment period for the purposes of considering going concern is the 12 months from the date on which these financial statements are signed.

2 Accounting policies (continued)
(b) Basis of preparation (continued)

Revenue
Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms net of any lease incentives given to the lessee and is included in revenue in the statement of profit or loss due to its operating nature.

Cost of sales
Cost of sales consists of all costs associated with the investment properties, including depreciation.

Finance costs
Finance costs are recognised in the income statement for financial liabilities measured at amortised cost using the effective interest rate method.

Current tax
Current tax is accounted for on the basis of tax laws enacted or substantively enacted at the balance sheet date. Current tax is charged or credited to the income statement, except when it relates to items charged to equity or other comprehensive income, in which case the current tax is also dealt with in equity, or other comprehensive income, respectively.

Investment property
Investment properties are those properties held for capital appreciation and/or to earn rental income.

Freehold investment property
They are initially measured at cost, which includes the original purchase price of the assets and the costs attributable to bringing the asset to its working condition for its intended use, including related transaction costs. After initial recognition at cost, they are measured using the 'cost method' which is cost less accumulated depreciation and any recognised impairment loss.

Gains and losses on disposal are determined by comparing proceeds with the asset's carrying amount and are recognised within operating profit.

Depreciation is calculated to write down the cost of the assets to their residual values, using a straight-line method on the following basis
- Freehold land is not depreciated
- Freehold buildings – 50 years

Leasehold investment property
For investment properties located on leased land, these ground leases are for long periods of time (i.e. more than 99 years). As the Company is a lessee in respect of the ground lease, a right-of-use asset and lease liability is recognised in relation to these leases. In turn, the right-of-use asset is classified as an investment property, given that the leased land is held solely for the purposes of holding the related investment property building. These leasehold investment properties are recognised at the commencement date of the lease (i.e. the date the underlying asset is available for use) at cost, less any accumulated depreciation and impairment losses, and adjusted for any subsequent remeasurement of lease liabilities. The cost of the investment property includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. All the leasehold investment properties are recognised on a historical cost convention.

The leasehold investment properties are depreciated on a straight-line basis over the lease term, and are subject to impairment.

2 Accounting policies (continued)
(b) Basis of preparation (continued)

Lease liabilities
Lease liabilities are recognised at the commencement date of the lease and are measured at the present value of lease payments to be made over the lease term, discounted using the incremental borrowing rate (IBR) at the lease commencement date if the interest rate implicit in the lease is not readily determinable. The Company's leases are discounted using the IBR.

The lease payments include fixed payments and variable lease payments that depend on an index or a rate (using the relevant rate at the commencement date of the lease), less any lease incentives receivable. The variable lease payments that do not depend on an index or a rate are recognised as an expense in the period in which the event or condition that triggers the payment occurs. For agreements which contain both lease and non-lease components, such as cleaning and maintenance services, the non-lease component is excluded from the lease payments used to measure the lease liabilities.

After the commencement date of the lease, the lease liability is subsequently measured at amortised cost using the effective interest rate method. The carrying amount of lease liabilities is remeasured when there is a change in the future lease payments due to a change in the lease term such as a recognition of an extension or break option, a change in the fixed lease payments or a change in the assessment to purchase the underlying asset.

Impairment of non-financial assets
At each reporting date, the Company reviews the carrying amounts of its property, plant and equipment and investment property to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset, which is the higher of its fair value less costs to dispose and its value in use, is estimated in order to determine the extent of the impairment loss. Where the asset does not generate cash flows that are independent from other assets, the Company estimates the recoverable amount of the cash-generating unit ('CGU') to which the asset belongs. For property, plant and equipment and investment property, the CGU is deemed to be each trading store.

Any impairment loss is recognised in the income statement in the year in which it occurs. Where an impairment loss subsequently reverses due to a change in the original estimate, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, or its original carrying value less accumulated depreciation if lower.

Financial instruments
Financial assets
The Company classifies all of its financial assets at amortised cost in accordance with IFRS 9.

To determine their classification and measurement category, IFRS 9 requires all financial assets, except equity instruments and derivatives, to be assessed based on a combination of the entity's business model for managing the assets and the instruments' contractual cash flow characteristics.

In order for a financial asset to be classified and measured at amortised cost, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

2 Accounting policies (continued)
(b) Basis of preparation (continued)

For the Company, these are financial assets that are held within a business model with the objective to hold financial assets in order to collect contractual cash flows, and where the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The Company initially measures these financial assets at fair value plus transaction costs. Subsequently these assets are carried at amortised cost less impairment using the effective interest method. Income from these financial assets is calculated on an effective yield basis and is recognised in the income statement.

Impairment of financial assets
Loan loss impairments are accounted for using a three stage forward-looking expected credit loss (ECL) approach in line with IFRS 9. IFRS 9 requires the Company to record an allowance for ECL for all loans and other debt financial assets not held at FVPL, together with loan commitments and financial guarantee contracts.

ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

For trade receivables and contract assets, the Company establishes provisions against trade receivables to reflect the lifetime expected credit loss, consistent with the simplified approach under IFRS 9.

Financial liabilities
Interest-bearing bank loans and overdrafts are recorded initially at fair value, which is generally the proceeds received, net of direct issue costs. Subsequently, these liabilities are held at amortised cost using the effective interest method.

Finance charges, including premiums payable on settlement or redemption and direct issue costs are accounted for on an accrual basis in the income statement using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the year in which they arise.

Called up share capital
Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(c) Significant accounting judgements, estimates and assumptions
The preparation of financial statements in conformity with IFRSs requires the use of judgements, estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Those which are significant to the Company are discussed separately below:

Judgements
In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

Operating leases for lessors
The Company earns rental income through commercial property leases on its portfolio of stores. At inception of each lease, the terms and conditions of the arrangements are evaluated to assess whether the lease terms constitute a major part of the economic life of the assets and whether the present value of the minimum lease payments amount to substantially all of the fair value of the commercial property. Where there is no evidence of this, management conclude that the significant risks and rewards of ownership do not transfer and these leases are accounted for as operating leases, with the underlying asset presented in the balance sheet and lease income recognised over the lease term on a straight-line basis.

Lease term
The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

2 Accounting policies (continued)
(c) Significant accounting judgements, estimates and assumptions (continued)

The Company has the option under some of its leases to either lease the assets for additional terms, or terminate the lease early (a break option). The Company applies judgement in evaluating whether it is reasonably certain to exercise these options. That is, it considers all relevant factors that create an economic incentive for it to exercise them. For leased properties, this includes the current and expected profitability of the respective site, as well as the length of time until the option can be exercised. The judgement currently applied is that the Company assumes contractual terms unless it is reasonably certain that an extension or break option will be applied.

After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise (or not to exercise) the options to renew (e.g. a change in business strategy). Any reassessment of the lease term will be reflected in a recalculation of the lease liability and respective right-of-use asset.

Estimates and assumptions
The areas where assumptions and estimates are significant to the financial statements are as described below. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Impairment of assets
Financial and non-financial assets are subject to impairment reviews based on whether current or future events and circumstances suggest that their recoverable amount may be less than their carrying value. Recoverable amount is based on the higher of the value in use and fair value less costs to dispose. Value in use is calculated from expected future cash flows using suitable discount rates and includes management assumptions and estimates of future performance.

Income taxes
The Company recognises expected liabilities for tax based on an estimation of the likely taxes due, which requires significant judgement as to the ultimate tax determination of certain items. Where the actual liability arising from these issues differs from these estimates, such differences will have an impact on income tax and deferred tax provisions in the year when such determination is made. Detail of the tax charge is set out in note 6.

Determining fair values
The fair value of financial assets and liabilities are based on prices available from the market on which the instruments are traded. Where market values are not available, the fair values of financial assets and liabilities have been calculated by discounting expected future cash flows at prevailing interest rates. The fair values of short-term deposits, trade receivables, overdrafts and payables are assumed to approximate to their book values.

Fair value of Investment properties
The Company carries its investment properties using the “cost method” which is cost less accumulated depreciation and any recognised impairment loss. For disclosure purposes the Company engaged an independent valuation specialist to assess fair value as at 4 March 2023. A valuation methodology based on a discounted cash flow (DCF) model was used. Please refer to note 7 for the key assumptions used to determine the fair value of the properties.

Lease liabilities
The discount rate used to calculate the lease liability is the rate implicit in the lease if it can be readily determined, or the Group’s incremental borrowing rate (IBR) if not.

The IBRs depend on the start date and term of the lease, and are determined based on a number of inputs including a reference (risk free) rate and adjustments to reflect the Group’s credit risk. The reference rates are based on UK overnight swap rates and the credit risk adjustments are based on the prices of instruments issued by the Group and quoted credit default swaps (“CDS”).

3 Operating profit

	2024 **£m**	2023 £m
Operating profit is stated after charging the following items:		
Property operating expenses	**10**	9
Impairment of Investment property	**-**	25

There were £nil (2023: £nil) direct operating expenses arising from investment property that did not generate rental income during the year.

In the prior year, the auditors' remuneration was borne by Sainsbury's Supermarkets Ltd, a Group company that makes no recharge to the Company.

4 Employees and Directors' remuneration

The average monthly number of persons (including Directors) employed by the Company during the financial year was nil (2023: nil).

All of the Directors are also employees of the ultimate parent company, J Sainsbury plc, or other Group companies. The Directors' emoluments are borne by Sainsbury's Supermarkets Ltd, a Group company that makes no recharge to the Company. It is not possible to make an accurate apportionment of the Directors' emoluments as they serve as Directors to a number of Group companies. Accordingly, the income statement does not include emoluments in respect of the Directors.

5 Finance costs

	2024 **£m**	2023 £m
Lease liabilities	**1**	1
Finance costs	**1**	1

6 Income tax expense

The income tax expense for the financial year was £21 million (2023: £27 million).

The effective tax rate of 23 per cent (2023: 40%) is lower than (2023: higher than) the standard rate of corporation tax in the UK. The differences are explained below:

	2024 **£m**	2023 £m
Profit before tax	**91**	67
Income tax at UK corporation tax rate of 25% (2023: 19%)	**23**	13
Effects of underlying items:		
Disallowed depreciation on UK properties	**2**	2
Impairment of non-financial assets	**-**	3
Transfer pricing adjustment	**-**	-
(Over)/under provision in prior years	**(4)**	9
Total income tax expense in income statement	**21**	**27**

The Spring Budget on 21 March 2023 confirmed the introduction of Pillar 2 reporting requirements for the UK, and were enacted on 18 July 2023, confirming that the rules will apply to the Sainsburys Group for the period ending 1 March 2025. Pillar 2 reporting introduced a global minimum 15 per cent tax rate and the Company will be required to file certain returns evidencing the payment of tax at this rate. The potential impact of this is currently has been assessed and the Sainsbury's Group does not consider that there is a material top-up tax liability at this stage, under the transitional safe harbour rules. Following this assessment, the Sainsbury's Group does not consider there to be a significant impact on its subsidiary undertakings.

7 Investment property

	Land and Buildings £m
Cost	
At 5 March 2023	**1,413**
At 2 March 2024	**1,413**
Accumulated depreciation and impairment	
At 5 March 2023	**170**
Depreciation expense for the year	**9**
At 2 March 2024	**179**
Net book value at 2 March 2024	**1,234**
Cost	
At 6 March 2022	1,413
At 4 March 2023	1,413
Accumulated depreciation and impairment	
At 6 March 2022	136
Depreciation expense for the year	9
Impairment loss for the year	25
At 4 March 2023	170
Net book value at 4 March 2023	1,243

The Company owns 54 (2023: 54) supermarket properties (land and buildings) with a net book value of £1,234 million (2023: £1,243 million). The properties have not been pledged as security for long-term financing.

The fair value of the Company's investment properties at 2 March 2024 was £1,698 million (2023: £1,701 million).

The valuation was carried out by CBRE Limited, independent valuers not connected with the Company. The basis of the valuation used in calculating the fair value of the investment property was the Oasis valuation (2023: Oasis valuation). The valuation is made under the Special Assumption that any existing leases have been dissolved and that a lease (known as an 'Oasis' lease) has been entered into at the date of valuation to Sainsbury's Supermarkets Limited for a term of 25 years with annual upward only reviews linked to increases in RPI capped and collared at 4% and 0% respectively. The fair value measurement is categorised within Level 2 of the fair value hierarchy.

There are no restrictions on the realisability of Investment properties or the remittance of income or the remittance of income or proceeds on disposals. There are no contractual obligations to purchase, construct or develop Investment properties for repairs, maintenance or enhancements.

8 Other receivables

	2024 £m	2023 £m
Non-current		
Amounts due from Group Companies	**379**	379
	379	379
Current		
Amounts due from Group Companies	**15**	15
	15	15

Non-current amounts due from Group companies are denominated in pound sterling, are non-interest bearing and relate to the straight-lining of rent increases.
Current amounts due from Group companies are denominated in pound sterling, are non-interest bearing and payable on demand.
Amounts due from Group companies are not considered overdue or impaired.

9 Other payables

	2024 £m	2023 £m
Current		
Amounts owed to Parent company	**1,110**	**873**
	1,110	**873**

Current amounts due to the Parent company are denominated in pound sterling, are non-interest bearing and payable on demand.

10 Lease liabilities

	2024 £m	2023 £m
At 2 March 2024 and 4 March 2023	**8**	8
Non-current	**8**	8

11 Called up share capital

	2024 £m	2023 £m	2024 million	2023 million
Called up share capital				
Authorised, allotted and fully paid - ordinary shares at £1 each	**401**	401	**401**	401