

Company Registration No. 03005262 (England and Wales)

LDC (PORTFOLIO ONE) LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015

FRIDAY



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LDC (PORTFOLIO ONE) LIMITED

COMPANY INFORMATION

| | |
|--------------------------|--|
| Directors | N Richards R C Simpson R S Smith J J Lister C R Szpojnarowicz |
| Secretary | C R Szpojnarowicz |
| Company number | 03005262 |
| Registered office | The Core 40 St Thomas Street BRISTOL |
| Auditor | Deloitte LLP 3 Rivergate Temple Quay Bristol United Kingdom BS1 6GD |
| Business address | The Core 40 St Thomas Street BRISTOL BS1 6JX |

LDC (PORTFOLIO ONE) LIMITED

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LDC (PORTFOLIO ONE) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2015

The directors present their annual report and audited financial statements for the year ended 31 December 2015.

Principal activities

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

The company registration number is 03005262.

Directors

The directors who held office during the year and subsequently, unless otherwise stated, were as follows:

| | |
|-------------------|------------------------|
| M C Allan | (Resigned 20 May 2016) |
| N Richards | |
| R C Simpson | |
| R S Smith | |
| J J Lister | |
| C R Szpojnarowicz | |

Results and dividends

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

No ordinary dividends were paid (2014: £Nil). The directors do not recommend payment of a final dividend.

Financial risk management

Treasury operations and financial instruments

The company has access to the group treasury function which is responsible for managing the liquidity, interest and credit risks associated with the group's activities.

The company's principal financial instruments include derivative financial instruments, the purpose of which is to manage interest rate risks arising from the company's activities, and bank overdrafts and loans, the main purpose of which is to raise finance for the company's operations. In addition, the company has various other financial assets and liabilities arising directly from its operations. Derivative transactions which the company enters into principally comprise interest rate swaps. In accordance with company's treasury policy, derivative instruments are not entered into for speculative purposes.

Liquidity risk

The company manages its cash and borrowing requirements in order to maximise interest income and minimise interest expense, whilst ensuring the company has sufficient liquid resources to meet the operating needs of the business.

Credit risk

Investments of cash surpluses, borrowings and derivative instruments are made through banks and companies which must fulfil credit rating criteria approved by the Board.

Debtors are monitored on an ongoing basis and provision is made for doubtful debts where necessary.

LDC (PORTFOLIO ONE) LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

Auditor

Each of the directors in office at the date of approval of this annual report confirms that:

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

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Deloitte LLP were appointed auditor to the Company during the year and in accordance with section 487 of the Companies Act 2006, have been deemed reappointed.

Going concern

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

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

Approval of reduced disclosures

The company, as a qualifying entity, has taken advantage of the disclosure exemptions in FRS 102 paragraph 1.12. The company's shareholder has been notified in writing about the intention to take advantage of the disclosure exemptions and no objections have been received.

The company also intend to take advantage of these exemptions in the financial statements to be issued in the following year. Objections may be served on the company by LDC (Portfolio 100) Ltd, as the immediate parent of the entity.

By order of the board

Christopher Szpojnarowicz

.....
C R Szpojnarowicz
Secretary
.....

30-06-2016

LDC (PORTFOLIO ONE) LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2015

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. 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business;

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

LDC (PORTFOLIO ONE) LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBER OF LDC (PORTFOLIO ONE) LIMITED

We have audited the financial statements of LDC (Portfolio One) Limited for the year ended 31 December 2015 set out in the Statement of Total Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes: 1 to 21. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the company's members 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, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

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

LDC (PORTFOLIO ONE) LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBER OF LDC (PORTFOLIO ONE) LIMITED

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies' exemption in not preparing the strategic report

Delyth Jones

Delyth Jones (Senior Statutory Auditor)
for and on behalf of Deloitte LLP

Chartered Accountants
Statutory Auditor

30/6/16

3 Rivergate
Temple Quay
Bristol
United Kingdom
BS1 6GD

LDC (PORTFOLIO ONE) LIMITED

STATEMENT OF TOTAL COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2015

| | | 2015 | 2014 |
|---|--------------|------------------|------------------|
| | Notes | £ | £ |
| Turnover | 3 | 3,680,695 | 1,972,502 |
| Cost of sales | | - | - |
| Provision against intercompany debt | | - | (2,210) |
| Operating profit | | 3,680,695 | 1,970,292 |
| Income from investments | 7 | - | 225,414 |
| Interest payable and similar charges | 8 | (1,761,831) | (1,244,047) |
| Reversal of impairment of investment property | | 69,255 | 53,609 |
| Fair value gains on investment properties | 10 | 7,061,736 | 1,095,564 |
| Fair value losses of fixed asset investments | | - | (225,000) |
| Profit before taxation | 4 | 9,049,855 | 1,875,832 |
| Taxation | 9 | (2,686,935) | 2,010,603 |
| Profit for the financial year attributable to the equity shareholders of the company | | 6,362,920 | 3,886,435 |
| Total comprehensive income for the year | | 6,362,920 | 3,886,435 |

The statement of total comprehensive income has been prepared on the basis that all operations are continuing operations.

LDC (PORTFOLIO ONE) LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2015

| | Notes | 2015 £ | £ | 2014 £ | £ |
|--|-------|--------------|---|--------------|---|
| Fixed assets | | | | | |
| Investment properties | 10 | 110,570,000 | | 42,450,000 | |
| Current assets | | | | | |
| Creditors: amounts falling due within one year | 11 | (46,009,124) | | (16,041,990) | |
| Net current liabilities | | (46,009,124) | | (16,041,990) | |
| Total assets less current liabilities | | 64,560,876 | | 26,408,010 | |
| Creditors: amounts falling due after more than one year | 12 | (52,360,322) | | (23,257,310) | |
| Provisions for liabilities | 14 | (3,556,187) | | (869,253) | |
| Net assets | | 8,644,367 | | 2,281,447 | |
| Capital and reserves | | | | | |
| Called up share capital | 16 | 2 | | 2 | |
| Profit and loss reserves | | 8,644,365 | | 2,281,445 | |
| Total equity | | 8,644,367 | | 2,281,447 | |

The financial statements were approved by the board of directors and authorised for issue on 30/06/2016 and are signed on its behalf by:



N Richards
Director

Company Registration No. 03005262

LDC (PORTFOLIO ONE) LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2015

| | Notes | Called up share capital £ | Revaluation reserve £ | Investment revaluation reserve £ | Profit and loss reserves £ | Total £ |
|--|-------|------------------------------------|-----------------------------|---|-------------------------------------|-------------|
| Balance at 1 January 2014 as previously stated | | 2 | 165,069 | 225,000 | 884,797 | 1,274,868 |
| Effect of transition to FRS 102 | 21 | - | (165,069) | (225,000) | (2,489,787) | (2,879,856) |
| At 1 January 2014 as restated | | 2 | - | - | (1,604,990) | (1,604,988) |
| Year ended 31 December 2014: | | | | | | |
| Profit and total comprehensive income for the financial year | | - | - | - | 3,886,435 | 3,886,435 |
| Balance at 31 December 2014 | | 2 | - | - | 2,281,445 | 2,281,447 |
| Year ended 31 December 2015: | | | | | | |
| Profit and total comprehensive income for the financial year | | - | - | - | 6,362,920 | 6,362,920 |
| Balance at 31 December 2015 | | 2 | - | - | 8,644,365 | 8,644,367 |

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

Company information

LDC (Portfolio One) Limited is a limited company domiciled and incorporated in England and Wales. The registered office is The Core, 40 St Thomas Street, BRISTOL.

1.1 Accounting convention

The principal accounting policies are summarised below. They have been applied consistently throughout the year and to the preceding year.

The address of the registered office is The Core, 40 St Thomas Street, Bristol, Avon, BS1 6JX. The nature of the company's operations and its principal activities are set out in the Directors' Report of page 1.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The prior year financial statements were restated for material adjustments on adoption of FRS 102 in the current year. For more information see note 21.

The functional currency of LDC (Portfolio One) Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

LDC (Portfolio One) Limited meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its separate financial statements. LDC (Portfolio One) Limited is consolidated in the financial statements of its ultimate parent, The Unite Group plc, which may be obtained at The Core, 40 St Thomas Street, BRISTOL. Exemptions have been taken in these separate Company financial statements in relation to presentation of a cash flow statement, financial instruments, intra-group transactions and remuneration of key management personnel.

1.2 Going concern

The financial statements have been prepared on the going concern basis, notwithstanding net current liabilities of £46,009,124 which the directors believe to be appropriate for the following reasons. The company is dependent for its working capital on funds provided to it by The Unite Group plc. The Unite Group plc has provided the company with an undertaking that for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the company, and in particular, will not seek repayment of the amounts currently made available. 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 entity 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. Based on this understanding the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

1.3 Turnover

Turnover from investment property leased out under operating leases is recognised in the profit and loss account on a straight line basis over the term of the lease. Lease incentives granted are spread over the term of the lease on a straight line basis unless another systematic basis is more representative.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

(Continued)

1.5 Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

i. Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

- a. The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.
- b. The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.
- c. The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).
- d. There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.
- e. Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.
- f. Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

With the exception of some hedging instruments, other debt instruments not meeting these conditions are measured at fair value through profit or loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

(Continued)

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

i. Equity instruments

Equity instruments issued by the company are recorded at the fair value of cash or other resources received or receivable, net of direct issue costs.

ii. Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

(Continued)

1.6 Taxation

Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax liabilities are recognised for timing differences arising from investments in subsidiaries and associates, except where the company is able to control the reversal of the timing difference and it is probable that it will not reverse in the foreseeable future.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to sale of the asset.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred tax assets and liabilities are offset only if: a) the company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

1.7 Dividends

Dividends unpaid at the balance sheet date are only recognised as a liability at that date to the extent that they are appropriately authorised and are no longer at the discretion of the company. Unpaid dividends that do not meet these criteria are disclosed in the notes to the financial statements.

1.8 Investment income

Investment income comprises dividends received from subsidiaries. The dividends are only recognised when the subsidiary has appropriately authorised the dividend and its payment is no longer at the discretion of the subsidiary.

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

2 Critical accounting judgements and key sources of estimation uncertainty

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

Valuation of investment property

The valuation of investment property involves significant judgement and changes to the core assumptions, market conditions, rental income, levels of occupancy and property management costs could have a significant impact on the carrying value of these assets.

3 Turnover

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

| | 2015 £ | 2014 £ |
|---|-----------|-----------|
| Turnover | | |
| Investment property leased under operating leases | 3,680,695 | 1,972,502 |

Turnover analysed by geographical market

| | 2015 £ | 2014 £ |
|----------------|-----------|-----------|
| United Kingdom | 3,680,695 | 1,972,502 |

4 Profit on ordinary activities before tax

| | 2015 £ | 2014 £ |
|---|-------------|-------------|
| Profit on ordinary activities before tax is stated after charging/(crediting) | | |
| Rental income received under operating leases | (3,680,695) | (1,972,502) |
| Fair value gains on investment property | (7,061,736) | (1,095,564) |
| Fair value losses of fixed asset investments | - | 225,000 |
| Reversal of impairment of investment property | (69,254) | (53,609) |

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

5 Auditor's remuneration

| | 2015 | 2014 |
|---|------|------|
| | £ | £ |
| Fees payable to the company's auditor and its associates: | | |
| For audit services | | |
| Audit of the company's financial statements | 625 | 625 |

All auditor remuneration was borne by another group company.

There were no fees for services other than statutory audit of the Company paid to the Company's auditor, Deloitte LLP and its associates.

6 Employees

There were no employees during either year.

Directors' remuneration was borne by another group company in both years.

7 Income from investments

| | 2015 | 2014 |
|--|------|---------|
| | £ | £ |
| Income from fixed asset investments | | |
| Income from shares in group undertakings | - | 225,414 |

8 Interest payable and similar charges

| | 2015 | 2014 |
|-------------------------------|-----------|-----------|
| | £ | £ |
| Interest on intra group loans | 1,761,831 | 1,244,047 |

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

9 Taxation

| | 2015 £ | 2014 £ |
|---|-----------|-------------|
| Current tax on profit on ordinary activities | | |
| UK Corporation tax | - | - |
| Deferred tax | | |
| Origination and reversal of timing differences | 1,252,667 | (2,006,475) |
| Effect of decrease in tax rate on opening liability | (86,925) | - |
| Movement on revaluation of investment properties | 1,521,193 | (4,128) |
| Total deferred tax (see note 15) | 2,686,935 | (2,010,603) |
| Tax expense/(credit) for the year | 2,686,935 | (2,010,603) |

A reduction in the UK corporation tax rate from 20% to 19% (effective 1 April 2017) and from 19% to 18% (effective 1 April 2020) was substantively enacted on 26 October 2015. A change to the UK corporation tax rate was announced in the Chancellor's Budget on 16 March 2016. The change announced is to reduce the main rate to 17% from 1 April 2020. As these recent changes had not been substantively enacted at the balance sheet date their effects are not included in these financial statements, and the closing deferred tax liability has been calculated based on the rate at which it is expected to reverse.

The overall effect of the recent changes, if they had been applied to the deferred taxation balance at the balance sheet date, are not material to the financial statements.

The standard rate of tax applied to reported profit on ordinary activities is 20.25% (2014: 21.5%). The applicable tax rate has changed following the substantive enactment of the Finance Act 2015. The blended tax rate has been calculated using 21% for the first three months of the year and 20% for the nine months thereafter.

There is no expiry date in timing differences, unused tax losses or tax credits.

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

The charge for the year can be reconciled to the profit per the profit and loss account as follows:

| | 2015 £ | 2014 £ |
|--|-----------|-------------|
| Profit before taxation | 9,049,855 | 1,875,832 |
| Expected tax charge based on a blended effective corporation tax rate of 20.25% (2014: 21.5%). | 1,832,596 | 403,304 |
| Tax effect of income not taxable in determining taxable profit | - | (47,989) |
| Adjustments in respect of prior years | 731,401 | (2,479,546) |
| Effect of change in corporation tax rate | (422,792) | 150,795 |
| Group relief | 356,771 | 267,470 |
| Effects of indexation | 223,412 | (53,127) |
| Other tax adjustments | (34,453) | (251,510) |
| Tax expense/(credit) for the year | 2,686,935 | (2,010,603) |

10 Investment property

| | 2015 £ | 2014 £ |
|------------------------|-------------|------------|
| Fair value | | |
| At 1 January | 42,450,000 | 40,910,000 |
| Additions | 60,989,010 | 390,827 |
| Revaluation | 7,061,736 | 1,095,564 |
| Reversal of impairment | 69,254 | 53,609 |
| At 31 December | 110,570,000 | 42,450,000 |

Investment properties, which are all freehold/long leasehold, were revalued to fair value at 31 December 2015, based on a valuation undertaken by CBRE, Chartered Surveyors, an independent valuer with recent experience in the location and class of the investment property being valued. The method of determining fair value was the discounted cash flows method and significant assumptions applied were as follows:

- Net rental income (per week) of £107 - £190
- Estimated future rent increase of 2.1% - 3.3%
- Discount rate (yield) of 5.2% - 6%

There are no restrictions on the realisability of investment property. There are no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance or enhancements.

No contingent rents have been recognised in the current or prior year and the future minimum lease payments that the company will receive is £6,655,841. Amount due within one year is £5,594,170, in two to five years is £1,061,671 and in over 5 years is £nil.

The total interest and bank costs included in the cost of the properties at 31 December 2015 was £1,075,356 (31 December 2014: £473,952)

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

10 Investment property (Continued)

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

| | 2015 £ | 2014 £ |
|--------------------------|--------------------|-------------------|
| Cost | 102,334,409 | 41,345,399 |
| Accumulated depreciation | - | - |
| Carrying amount | <u>102,334,409</u> | <u>41,345,399</u> |

11 Creditors: amounts falling due within one year

| | 2015 £ | 2014 £ |
|-----------------------------------|-------------------|-------------------|
| Amounts due to group undertakings | 45,935,224 | 16,029,797 |
| Accruals and deferred income | 73,900 | 12,193 |
| | <u>46,009,124</u> | <u>16,041,990</u> |

Amounts due to group undertakings are interest free and repayable on demand.

12 Creditors: amounts falling due after more than one year

| | Notes | 2015 £ | 2014 £ |
|------------------|-------|-------------------|-------------------|
| Intra group loan | 13 | <u>52,360,322</u> | <u>23,257,310</u> |

13 Loans and overdrafts

| | 2015 £ | 2014 £ |
|------------------------------------|-------------------|-------------------|
| Intragroup loans | <u>52,360,322</u> | <u>23,257,310</u> |
| Payable within one year | 514,415 | 215,736 |
| Payable between one and two years | 540,889 | 226,839 |
| Payable between two and five years | 1,957,677 | 752,996 |
| Payable after five years | <u>50,032,070</u> | <u>22,411,157</u> |

Amounts included above which fall due after five years:

| | | |
|------------------------|-------------------|-------------------|
| Payable by instalments | <u>50,032,070</u> | <u>22,411,157</u> |
|------------------------|-------------------|-------------------|

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

13 Loans and overdrafts

(Continued)

The intragroup loan, which totals £53,045,051 (31 December 2014: £23,606,728) is disclosed net of unamortised refinance costs of £684,729 (2014: £349,418). The loan, which is secured over the company's freehold investment properties, is capital and repayment with a fixed rate of 5.05%. The loan falls for repayment on 30 April 2022.

14 Provisions for liabilities

| | Notes | 2015 £ | 2014 £ |
|--------------------------|-------|------------------|----------------|
| Deferred tax liabilities | 15 | 3,556,187 | 869,253 |
| | | <u>3,556,187</u> | <u>869,253</u> |

15 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

| | Liabilities 2015 £ | Liabilities 2014 £ |
|--------------------------------|--------------------------|--------------------------|
| Balances: | | |
| Accelerated capital allowances | 516,268 | (85,855) |
| Tax losses | (1,642,407) | (2,557,261) |
| Investment property | 4,682,326 | 3,512,369 |
| | <u>3,556,187</u> | <u>869,253</u> |
| Movements in the year: | | 2015 £ |
| Liability at 1 January 2015 | | 869,253 |
| Charge to profit or loss | | 2,686,934 |
| Liability at 31 December 2015 | | <u>3,556,187</u> |

Deferred tax assets and liabilities are offset only where the company has a legally enforceable right to do so and where the assets and liabilities relate to income taxes levied by the same taxation authority on the same taxable entity or another entity within the company.

While the company has no intention to dispose of its investment property, the planned conversion of The Unite Group plc to a Real Estate Investment Trust at 31 December 2016 will give rise to an unwind of property related deferred tax in full at this date. Should the conversion not complete, no significant unwind of the deferred tax balances is forecast.

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

16 Called up share capital

| | 2015 | 2014 |
|---|----------|----------|
| | £ | £ |
| Ordinary called up share capital | | |
| Issued and fully paid | | |
| 2 Ordinary shares of £1 each | 2 | 2 |
| | <u>2</u> | <u>2</u> |

17 Contingent liabilities

The company had no contingent liabilities at 31 December 2015 (31 December 2014: £nil).

18 Capital commitments

The company had no capital commitments at 31 December 2015 (2014: £nil).

19 Related party transactions

No guarantees have been given or received.

20 Controlling party

The company's immediate parent undertaking is LDC (Portfolio 100) Limited.

The company's ultimate parent undertaking is The Unite Group plc. The largest and smallest group in which the results of the company are consolidated is that headed by The Unite Group plc. The consolidated accounts of this company are available to the public and can be obtained from The Core, 40 St Thomas Street, BRISTOL, BS1 6JX.

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

21 Reconciliations on adoption of FRS 102

This is the first year that the company has presented its financial statements under Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The following disclosures are required in the year of transition. The last financial statements under previous UK GAAP were for the year ended 31 December 2014 and the date of transition to FRS 102 was therefore 1 January 2014. As a consequence of adopting FRS 102, a number of accounting policies have changed to comply with that standard. Details can be seen in the notes to the reconciliations on adoption of FRS 102.

Reconciliation of equity

| Notes | At 1 January 2014 | | | At 31 December 2014 | | |
|---------------------------------------|-----------------------|---------------------------|---------------------|-----------------------|---------------------------|---------------------|
| | Previous UK GAAP £ | Effect of transition £ | FRS 102 £ | Previous UK GAAP £ | Effect of transition £ | FRS 102 £ |
| Fixed assets | | | | | | |
| Investment properties | 40,910,000 | - | 40,910,000 | 42,450,000 | - | 42,450,000 |
| Investments | 225,000 | - | 225,000 | - | - | - |
| | <u>41,135,000</u> | <u>-</u> | <u>41,135,000</u> | <u>42,450,000</u> | <u>-</u> | <u>42,450,000</u> |
| Creditors due within one year | | | | | | |
| Other creditors | 16,445,295 | - | 16,445,295 | 16,041,990 | - | 16,041,990 |
| Net current liabilities | <u>(16,445,295)</u> | <u>-</u> | <u>(16,445,295)</u> | <u>(16,041,990)</u> | <u>-</u> | <u>(16,041,990)</u> |
| Total assets less current liabilities | <u>24,689,705</u> | <u>-</u> | <u>24,689,705</u> | <u>26,408,010</u> | <u>-</u> | <u>26,408,010</u> |
| Creditors due after one year | | | | | | |
| Loans and overdrafts | 23,414,837 | - | 23,414,837 | 23,257,310 | - | 23,257,310 |
| Provisions for liabilities | | | | | | |
| Deferred tax | - | 2,879,856 | 2,879,856 | - | 869,253 | 869,253 |
| Net assets | <u>1,274,868</u> | <u>(2,879,856)</u> | <u>(1,604,988)</u> | <u>3,150,700</u> | <u>(869,253)</u> | <u>2,281,447</u> |

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

21 Reconciliations on adoption of FRS 102

(Continued)

| | | At 1 January 2014 | | | At 31 December 2014 | | |
|--------------------------------|----------------|---------------------|-------------------------|-------------|---------------------|-------------------------|-----------|
| | | Previous UK GAAP | Effect of transition | FRS 102 | Previous UK GAAP | Effect of transition | FRS 102 |
| | Not es | £ | £ | £ | £ | £ | £ |
| Capital and reserves | | | | | | | |
| Called up share capital | | 2 | - | 2 | 2 | - | 2 |
| Revaluation reserve | a | 165,069 | (165,069) | - | 1,260,633 | (1,260,633) | - |
| Investment revaluation reserve | b | 225,000 | (225,000) | - | - | - | - |
| Profit and loss | a, b, c | 884,797 | (2,489,787) | (1,604,990) | 1,890,065 | 391,380 | 2,281,445 |
| Total equity | | 1,274,868 | (2,879,856) | (1,604,988) | 3,150,700 | (869,253) | 2,281,447 |

Reconciliation of profit or loss for the year

| | Notes | Year ended 31 December 2014 | | |
|--|-------|-----------------------------|---------------------------|------------------|
| | | Previous UK GAAP £ | Effect of transition £ | FRS 102 £ |
| Turnover | | 1,972,502 | - | 1,972,502 |
| Gross profit | | 1,972,502 | - | 1,972,502 |
| Provision against intercompany debt | | (2,210) | - | (2,210) |
| Operating profit | | 1,970,292 | - | 1,970,292 |
| Income from shares in group undertakings | | 225,414 | - | 225,414 |
| Interest payable and similar charges | | (1,244,047) | - | (1,244,047) |
| Reversal of impairment | | 53,609 | - | 53,609 |
| Revaluation of investment property | a | - | 1,095,564 | 1,095,564 |
| Revaluation of fixed asset investment | b | - | (225,000) | (225,000) |
| Profit before taxation | | 1,005,268 | 870,564 | 1,875,832 |
| Taxation | c | - | 2,010,603 | 2,010,603 |
| Profit for the financial year | | <u>1,005,268</u> | <u>2,881,167</u> | <u>3,886,435</u> |

LDC (PORTFOLIO ONE) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

21 Reconciliations on adoption of FRS 102

(Continued)

Notes to reconciliations on adoption of FRS 102

a) Revaluation of investment property

Under FRS 102, changes in the fair value of investment properties are recorded in the profit and loss account. Under previous UK GAAP these changes were recorded in the Statement of Total Recognised Gains and Losses.

b) Revaluation of subsidiaries

Under FRS 102, changes in the fair value of investment in subsidiaries are recorded in the profit and loss account. Under previous UK GAAP these changes were recorded in the Statement of Total Recognised Gains and Losses.

c) Recognition of deferred tax

Under FRS 102, deferred tax is recognised on a timing difference plus approach, whereas previous UK GAAP required a timing difference approach. Consequently deferred tax has been recognised on all fair value remeasurement of investment property.