

Company Registration No. 05083580 (England and Wales)

LDC (PROJECT 110) LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016

FRIDAY



A69O74IY

30/06/2017

#14

A15

COMPANIES HOUSE

LDC (PROJECT 110) LIMITED

COMPANY INFORMATION

Directors	J J Lister R S Smith D Faulkner J L Watts
Secretary	C R Szpojnarowicz
Company number	05083580
Registered office	South Quay House Temple Back Bristol BS1 6FL
Auditor	Deloitte LLP 3 Rivergate Temple Quay Bristol United Kingdom BS1 6GD
Business address	South Quay House Temple Back Bristol BS1 6FL

LDC (PROJECT 110) LIMITED

CONTENTS

	Page
Directors' report	1 - 2
Directors' responsibilities statement	3
Independent auditor's report	4 - 5
Statement of total comprehensive income	6
Balance sheet	7
Statement of changes in equity	8
Notes to the financial statements	9 - 20

LDC (PROJECT 110) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2016

The directors present their annual report and audited financial statements for the year ended 31 December 2016.

Principal activities

The principal activity of the Company continued to be that of the holding of investment property and investments in subsidiaries. The directors expect to continue to carry out these activities in the future.

The company registration number is 05083580.

Directors

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

J J Lister	
N Richards	(Resigned 30 September 2016)
R S Smith	
M C Allan	(Resigned 20 May 2016)
D Faulkner	(Appointed 27 October 2016)
J L Watts	(Appointed 26 October 2016)

Results and dividends

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

Ordinary dividends were paid amounting to £11,272,549 (2015: £12,597,369). 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 and credit risks associated with the group's activities.

Liquidity risk

The company manages its 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

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

Auditor

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

- so far as the directors are aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken as directors in order to make themselves 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 have expressed their willingness to continue in office as auditor and appropriate arrangements have been put in place for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

LDC (PROJECT 110) LIMITED

DIRECTORS' REPORT (CONTINUED)

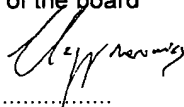
FOR THE YEAR ENDED 31 DECEMBER 2016

Going concern

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

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

By order of the board



C R Szpojnarowicz

Secretary

30 June 2017

LDC (PROJECT 110) LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2016

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 (United Kingdom Accounting Standards and applicable law), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". 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 (PROJECT 110) LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF LDC (PROJECT 110) LIMITED

We have audited the financial statements of LDC (Project 110) Limited for the year ended 31 December 2016 which comprise the Statement of Total Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 24. 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, 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 2016 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 matters prescribed by the Companies Act 2006

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

- the information given in the Directors' Report for the financial year 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.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Director's Report.

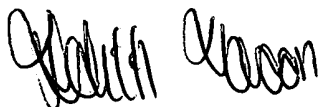
LDC (PROJECT 110) LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE MEMBERS OF LDC (PROJECT 110) 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 a strategic report.



Judith Tacon (Senior Statutory Auditor)
for and on behalf of Deloitte LLP

30 June 2017

Statutory Auditor

3 Rivergate
Temple Quay
Bristol
United Kingdom
BS1 6GD

LDC (PROJECT 110) LIMITED

STATEMENT OF TOTAL COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2016

		2016	2015
	Notes	£	as restated £
Turnover	3	4,079,508	3,375,836
Gross profit		4,079,508	3,375,836
Gain on revaluation of subsidiary		23,560	404,096
Gain on revaluation of investment property	11	4,241,214	8,544,747
Investment income	7	1,544,229	2,242,255
Operating profit	4	9,888,511	14,566,934
Interest payable and similar charges	8	(1,301,211)	(1,297,948)
Profit before taxation		8,587,300	13,268,986
Taxation	9	2,905,024	(2,094,885)
Profit for the financial year attributable to the equity shareholders of the company		11,492,324	11,174,101
Total comprehensive income for the year		11,492,324	11,174,101

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

LDC (PROJECT 110) LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2016

		2016		2015 as restated	
	Notes	£	£	£	£
Fixed assets					
Investment properties	11	70,610,000		65,230,000	
Investments	12	2,668,718		2,645,158	
		<u>73,278,718</u>		<u>67,875,158</u>	
Current assets					
Debtors	13	16,775,498		10,770,013	
Creditors: amounts falling due within one year	14	<u>(43,311,387)</u>		<u>(29,319,709)</u>	
Net current liabilities		(26,535,889)		(18,549,696)	
Total assets less current liabilities		<u>46,742,829</u>		<u>49,325,462</u>	
Creditors: amounts falling due after more than one year	15	(26,135,449)		(26,032,833)	
Provisions for liabilities	17	<u>(453,681)</u>		<u>(3,358,705)</u>	
Net assets		<u>20,153,699</u>		<u>19,933,924</u>	
Capital and reserves					
Called up share capital	19	100		100	
Profit and loss reserves		20,153,599		19,933,824	
Total equity		<u>20,153,699</u>		<u>19,933,924</u>	

The financial statements were approved by the board of directors and authorised for issue on 30 June 2017 and are signed on its behalf by:


D Faulkner
Director

Company Registration No. 05083580

LDC (PROJECT 110) LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2016

	Notes	Called up share capital £	Profit and loss reserves £	Total £
Balance at 1 January 2015 as restated		100	21,357,092	21,357,192
Year ended 31 December 2015:				
Profit and total comprehensive income for the financial year		-	11,174,101	11,174,101
Dividends paid on equity shares	10	-	(12,597,369)	(12,597,369)
Balance at 31 December 2015 as restated		100	19,933,824	19,933,924
Year ended 31 December 2016:				
Profit and total comprehensive income for the financial year		-	11,492,324	11,492,324
Dividends paid on equity shares	10	-	(11,272,549)	(11,272,549)
Balance at 31 December 2016		100	20,153,599	20,153,699

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

LDC (Project 110) Limited is a private company limited by shares incorporated in England and Wales. The registered office is South Quay House, Temple Back, Bristol, BS1 6FL.

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 nature of the company's operations and its principal activities are set out in the Directors' Report on 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 functional currency of LDC (Project 110) Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.

LDC (Project 110) 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 (Project 110) Limited is consolidated in the financial statements of its ultimate parent, The Unite Group plc, which may be obtained at South Quay House, Temple Back, Bristol, BS1 6FL. 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 Change in accounting policy

The company has changed the accounting policy for valuation of subsidiaries in order to align with the rest of the group. Subsidiaries are now measured at fair value at each reporting date, where previously they have been held at cost. This has resulted in a prior year adjustment to retrospectively apply this accounting policy. As a result, the profit and loss reserve and valuation of subsidiaries has been increased by a total of £2,645,158.

1.3 Going concern

The financial statements have been prepared on the going concern basis, notwithstanding net current liabilities of £26,535,890 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.

1.4 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. Turnover relates to one class of business.

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

1.5 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 (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

1.6 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 (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

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.

1.7 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.

1.8 Reserves

The Company's reserves are as follows:

- Called up share capital reserve contains the nominal value of the shares issued
- Profit and loss reserve represents cumulative profits or losses, net of dividends paid and other adjustments

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

1.9 Fixed asset investments

Interests in subsidiaries are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in the profit and loss account with reference to the net asset value which is considered to approximate fair value, at each reporting date.

1.10 Investment income

Investment income represents dividends received from investments held in subsidiary entities, which are recognised when received.

1.11 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.

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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

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.

Valuation of subsidiaries

The valuation of subsidiary undertakings involves significant judgement as the valuation requires an assessment of the fair value of all the underlying assets and liabilities of the subsidiary. Any changes to the assumptions made could have a significant impact on the carrying value of these assets.

3 Turnover

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

	2016 £	2015 £
Turnover		
Rental income received under operating lease rentals	4,079,508	3,375,836

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

3 Turnover (Continued)

Turnover analysed by geographical market

	2016 £	2015 £
United Kingdom	4,079,508	3,375,836

4 Profit before taxation

Profit before taxation is stated after crediting:

Rental income received under operating leases	(4,079,508)	(3,375,836)
Gains on fair value of investment property	(4,241,214)	(8,544,747)
Gain on revaluation of subsidiary	(23,560)	(404,096)

5 Auditor's remuneration

Fees payable to the company's auditor and its associates:	2016 £	2015 £
For audit services		
Audit of the company's financial statements	605	570

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. Directors have not performed any qualifying services for this entity during the year.

7 Interest receivable and similar income

	2016 £	2015 £
Investment income	1,544,229	2,242,255

8 Interest payable and similar charges

	2016 £	2015 £
Interest on intra group loans	1,301,211	1,297,948

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

9 Taxation

	2016 £	As restated 2015 £
Current tax		
UK corporation tax on profits for the current period	-	-
Total current tax	-	-
Deferred tax		
Movement on revaluation of investment properties	-	1,458,306
Origination and reversal of timing differences	185,503	715,348
Effect of decrease in tax rate on opening liability	(195,595)	(73,668)
Movement on revaluation of investment in subsidiaries	4,005	(5,101)
Reversal of deferred tax provision in respect of REIT property business	(2,898,937)	-
Total deferred tax	(2,905,024)	2,094,885
Total tax (credit)/expense	(2,905,024)	2,094,885

A reduction in the corporation tax rate from 19% to 17% (effective 1 April 2020) was substantively enacted in September 2016. This will reduce the Company's future current tax charge accordingly. During the year beginning 1 January 2016, the net reversal of deferred tax liabilities in respect of investment properties increased the total tax charge for the year as shown in the table above. This is due to the conversion to a REIT meaning future gains in respect of the investment property will be exempt from corporation tax. Further details regarding the reversal of net deferred tax liabilities in the year are provided in note 16.

The standard rate of tax applied to reported profit on ordinary activities is 20.00% (2015: 20.25%). There is no expiry date in timing differences, unused tax losses or tax credits. The differences between the total tax charge shown above and the amount calculated by applying the standard rate if UK corporation tax to the profit before tax is as follows:

	2016 £	As restated 2015 £
Profit before taxation	8,587,300	13,268,986
Expected tax charge based on a blended effective corporation tax rate of 20.00% (2015: 20.25%)	1,717,460	2,686,970
Tax effect of income not taxable in determining taxable profit	(308,846)	(454,057)
Adjustments in respect of prior years	(86,367)	111,994
Group relief not paid for	(198,792)	262,834
Foreign exchange differences	(80,851)	-
Rate difference on deferred tax	(200,448)	(512,856)
Release of deferred tax balances due to REIT conversion	(2,898,937)	-
Property revaluations not subject to tax	(848,243)	-
Total tax (credit)/expense	(2,905,024)	2,094,885

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

10 Dividends

	2016 £	2015 £
Dividend paid	11,272,549	12,597,369
	<u>11,272,549</u>	<u>12,597,369</u>

Dividend for the year ended 31 December 2016 of £11,272,549 (2015: £12,597,369). The directors do not recommend a final dividend payment.

11 Investment property

	2016 £	2015 £
Fair value		
At 1 January	65,230,000	55,000,000
Additions	1,138,786	1,685,253
Revaluation	4,241,214	8,544,747
At 31 December	<u>70,610,000</u>	<u>65,230,000</u>

Investment properties, which are all freehold/long leasehold, were revalued to fair value at 31 December 2016, 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 £105 - £162
- Estimated future rent increase of 3.9%
- Discount rate (yield) of 5.7%

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 total future minimum lease payments that the company will receive is £3,682,739 (2015: £3,699,255). £3,674,009 (2015: £3,673,847) is due within one year and £8,730 (2015: £25,408) is due within 2 to 5 years.

The total interest and bank costs included in the cost of the properties at 31 December 2016 was £44,610 (31 December 2015: £44,610).

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

	2016 £	2015 £
Cost	44,806,226	43,667,440
Accumulated depreciation	-	-
Carrying amount	<u>44,806,226</u>	<u>43,667,440</u>

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

12 Fixed asset investments

	Notes	2016 £	2015 as restated £
Investments in subsidiaries	24	2,668,718	2,645,158

Movements in fixed asset investments

	2016 £	2015 £
At 1 January	2,645,158	2,241,062
Valuation changes	23,560	404,096
At 31 December	2,668,718	2,645,158
Carrying amount		
At 31 December 2016	2,668,718	2,645,158

The historical cost of the investments at 31 December 2016 is £1 (2015: £1). The prior year figures have been restated to revalue the investment in subsidiaries due to a change in accounting policy to align with the rest of the group.

13 Debtors

	2016 £	2015 £
Amounts falling due within one year:		
Amounts due from group undertakings	16,775,498	10,769,913
Prepayments and accrued income	-	100
	16,775,498	10,770,013

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

14 Creditors: amounts falling due within one year

	2016 £	2015 £
Amounts due to group undertakings	43,235,700	29,275,097
Accruals and deferred income	75,687	44,612
	43,311,387	29,319,709

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

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

15 Creditors: amounts falling due after more than one year

	Notes	2016 £	2015 £
Intragroup loan	16	26,135,449	26,032,833

16 Loans and overdrafts

		2016 £	2015 £
Intra group loan		26,135,449	26,032,833
Payable in more than 5 years		26,135,449	26,032,833
Amounts included above which fall due after five years:			
Payable by instalments		26,135,449	26,032,833
		26,135,449	26,032,833

The intra group loan was issued over a 10 year period due for repayment on 31 January 2024. At the year ended 2016 the loan was £26,135,449 (2015: £26,032,833) which was secured on the property.

17 Provisions for liabilities

	Notes	2016 £	As restated 2015 £
Deferred tax liabilities	18	453,681	3,358,705
		453,681	3,358,705

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

18 Deferred taxation

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

	Liabilities 2016 £	Liabilities As restated 2015 £
Balances:		
Investment property	-	1,502,300
Accelerated capital allowances	-	1,542,288
Tax losses available	-	(162,011)
Investment in subsidiary	453,681	476,128
	<u>453,681</u>	<u>3,358,705</u>
		2016
Movements in the year:		£
Liability at 1 January 2016		3,358,705
Credit to profit and loss		(2,905,024)
		<u>453,681</u>
Liability at 31 December 2016		<u>453,681</u>

Due to conversion to a REIT on 1 January 2017, future gains in respect of investment property will be exempt from corporation tax. Therefore at 31 December 2016, the conversion was virtually certain and the deferred tax liabilities in respect of the company's investment properties have been de-recognised during this period. Previously recognised deferred tax assets in respect of losses have consequently been derecognised on the basis that no deferred tax liabilities exist to offset against and these losses may only be used against the residual (non- REIT) business of the company, which is not expected to generate significant forecast taxable profits in the short to medium term.

19 Called up share capital

	2016 £	2015 £
Ordinary called up share capital		
Issued and fully paid		
25 Ordinary A shares of £1 each	25	25
75 Ordinary B shares of £1 each	75	75
	<u>100</u>	<u>100</u>

The rights attaching to each class of shares are as follows;

'A' shares - 49% of the voting rights, dividends and capital on winding up
'B' shares - 51% of the voting rights, dividends and capital on winding up

LDC (PROJECT 110) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 DECEMBER 2016**

20 Capital commitments

The Company had no capital commitments at 31 December 2016 (2015: £nil).

21 Contingent liabilities

The Company had no contingent liabilities at 31 December 2016 (2015: £nil).

22 Related party transactions

No guarantees have been given or received.

23 Controlling party

The company's immediate parent undertaking is LDC (Portfolio 20) Ltd.

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 and the company's parent company are available to the public and can be obtained from the registered office South Quay House, Temple Back, Bristol, BS1 6FL.

24 Subsidiaries

These financial statements are separate company financial statements for LDC (Project 110) Limited.

Details of the company's subsidiaries at 31 December 2016 are as follows:

Name of undertaking and country of incorporation or residency	Nature of business	Class of shareholding	% Held	
			Direct	Indirect
LDC (Project 111) Limited	England and Wales Property	Ordinary	100.00	

The registered office of the above subsidiary is South Quay House, Temple Back, Bristol, BS1 6FL.