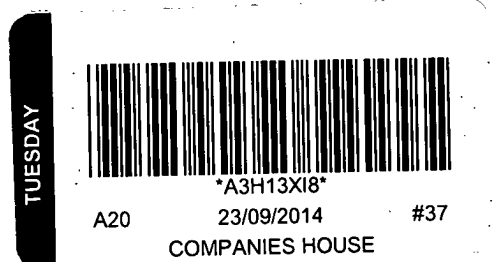


Partnerships in Care Property 5 Limited

Directors' report and financial statements

For the year ended 31 December 2013



Partnerships in Care Property 5 Limited

Directors' report For the year ended 31 December 2013

The directors present their report and the financial statements for the year ended 31 December 2013.

Directors

The directors who served during the year were:

Joy Chamberlain
Quazi Haque
Simon Lane

There are no directors retiring by rotation.

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Independent auditors

Under section 487(2) of the Companies Act 2006, PricewaterhouseCoopers LLP will be deemed to have been reappointed as auditors 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the financial statements with the registrar, whichever is earlier.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 31 March 2014 and signed on its behalf.



Sarah Livingston
Company secretary

2 Imperial Place
Maxwell Road
Borehamwood
Hertfordshire
WD6 1JN

Partnerships in Care Property 5 Limited

Directors' responsibilities statement For the year ended 31 December 2013

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and 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 judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

Partnerships in Care Property 5 Limited

Independent auditors' report to the members of Partnerships in Care Property 5 Limited

We have audited the financial statements of Partnerships in Care Property 5 Limited for the year ended 31 December 2013 which comprises the Profit and Loss Account, the Balance Sheet and the related notes. 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).

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 2 the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. 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.

This report, including the opinions, has been prepared for and only for the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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 Directors' report and financial statements 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 2013 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.

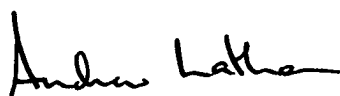
Opinion on other matter prescribed by the Companies Act 2006

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.

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 preparing the Directors' report.



Andrew Latham (Senior Statutory Auditor)
For and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
St Albans

31 March 2014

Partnerships in Care Property 5 Limited

Profit and loss account

For the year ended 31 December 2013

	Note	2013 £	2012 £
Turnover	2	273,390	243,162
Administrative expenses		<u>(28,181)</u>	<u>(27,241)</u>
Operating profit	3	<u>245,209</u>	<u>215,921</u>
Profit on ordinary activities before taxation		245,209	215,921
Tax on profit on ordinary activities	5	<u>5,326</u>	<u>56</u>
Profit for the financial year	12	<u><u>250,535</u></u>	<u><u>215,977</u></u>

All amounts relate to continuing operations.

There were no recognised gains and losses for 2013 or 2012 other than those included in the Profit and loss account.

There are no material differences between the profit on ordinary activities before taxation and the retained profit for the financial year stated above and their historical cost equivalents.

The notes on pages 6 to 11 form part of these financial statements.

Partnerships in Care Property 5 Limited

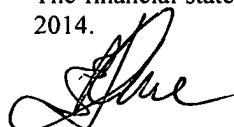
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Balance sheet

As at 31 December 2013

	Note	2013 £	2012 £
Fixed assets			
Tangible assets	6	2,434,595	2,462,776
Current assets			
Debtors	7	3,140,965	2,865,406
Total assets less current liabilities		<u>5,575,560</u>	<u>5,328,182</u>
Creditors: amounts falling due after more than one year	9	(2,703,997)	(2,703,997)
Provisions for liabilities			
Deferred tax	10	(19,310)	(22,467)
Net assets		<u>2,852,253</u>	<u>2,601,718</u>
Capital and reserves			
Called up share capital	11	3	3
Profit and loss account	12	2,852,250	2,601,715
Shareholders' funds	13	<u>2,852,253</u>	<u>2,601,718</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 31 March 2014.



Simon Lane
Director

The notes on pages 6 to 11 form part of these financial statements.

Partnerships in Care Property 5 Limited

Notes to the financial statements For the year ended 31 December 2013

1. Accounting policies

1.1 Basis of accounting

These financial statements are prepared on the going concern basis, under the historical cost convention and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year, are set out below.

1.2 Cash flow

The Company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1.

1.3 Related party disclosures

As the Company is a wholly owned subsidiary of Partnerships in Care Group Limited, (as disclosed in note 14), the Company has taken advantage of the exemption contained in FRS 8 'Related party disclosures' and has therefore not disclosed transactions or balances with entities which form part of the group (or investees of the group qualifying as related parties).

1.4 Turnover

Turnover comprises revenue recognised by the Company in respect of rental income receivable during the year, exclusive of Value Added Tax.

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	-	over 50 years straight line
Fixtures & fittings	-	over 5 to 10 years straight line
Building structural alterations and refurbishment	-	over 5 or 10 years straight line

No depreciation is provided on freehold land.

Costs include directly attributable finance costs.

The property held by the Company is made available to fellow subsidiary companies for the operation of their business and as such is accounted for under FRS 15.

1.6 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if 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 assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

Partnerships in Care Property 5 Limited

Notes to the financial statements For the year ended 31 December 2013

2. Turnover

All turnover arose within the United Kingdom.

3. Operating profit

The operating profit is stated after charging:

	2013 £	2012 £
Depreciation of tangible fixed assets: - owned by the company	28,181	27,240

The audit fee of £1,500 net of VAT for the current year and prior year has been borne by another group company.

4. Staff costs

The Company has no employees other than the directors, who did not receive any remuneration (2012 - £NIL).

5. Taxation

	2013 £	2012 £
Analysis of tax credit in the year		
Current tax (see note below)		
Adjustments in respect of prior years	(2,169)	2,169
Deferred tax		
Origination and reversal of timing differences	(227)	(250)
Effect of decreased tax rate on opening liability	(2,930)	(1,975)
Total deferred tax (see note 10)	(3,157)	(2,225)
Tax on profit/(loss) on ordinary activities	(5,326)	(56)

Partnerships in Care Property 5 Limited

Notes to the financial statements For the year ended 31 December 2013

5. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2012 - lower than) the standard rate of corporation tax in the UK of 23.24656% (2012 - 24.4973%). The differences are explained below:

	2013 £	2012 £
Profit/(loss) on ordinary activities before tax	245,209	215,921
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 23.24656% (2012 - 24.4973%)	57,003	52,895
Effects of:		
Expenses not deductible for tax purposes - fixed assets	4,714	4,749
Depreciation in excess of capital allowances	264	266
Adjustments to tax charge in respect of prior years	(2,169)	2,169
Group relief	(65,603)	(59,457)
Transfer pricing adjustments	3,622	1,547
Current tax (credit)/charge for the year (see note above)	(2,169)	2,169

Factors that may affect future tax charges

The level of disallowable expenses and utilisation of tax losses carried forward will impact future tax charges.

Reductions in the UK corporation tax rate from 26% to 24% (effective from 1 April 2012) and to 23% (effective 1 April 2013) were substantively enacted on 26 March 2012 and 3 July 2012 respectively. Further reductions to 21% (effective from 1 April 2014) and 20% (effective from 1 April 2015) were substantively enacted on 2 July 2013.

This will reduce the company's future current tax charge accordingly. The deferred tax liability at 31 December 2013 has been calculated based on the rate of 20% substantively enacted at the balance sheet date.

Partnerships in Care Property 5 Limited

Notes to the financial statements For the year ended 31 December 2013

6. Tangible fixed assets

	Freehold property £
Cost	
At 1 January 2013 and 31 December 2013	2,789,880
Depreciation	
At 1 January 2013	327,104
Charge for the year	28,181
At 31 December 2013	355,285
Net book value	
At 31 December 2013	2,434,595
At 31 December 2012	2,462,776

7. Debtors

	2013 £	2012 £
Amounts owed by group undertakings	3,140,965	2,865,406

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

8. Creditors: Amounts falling due within one year

	2013 £	2012 £
	-	-

9. Creditors: Amounts falling due after more than one year

	2013 £	2012 £
Amounts owed to group undertakings	2,703,997	2,703,997

The above amount is in respect of an inter-company loan with Partnerships in Care Property 1 Limited. The loan is non-interest bearing and is only repayable on the disposal of property owned by the Company, which the directors expect to be in more than one year. The loan is secured by a charge on the property of the Company.

Partnerships in Care Property 5 Limited

Notes to the financial statements For the year ended 31 December 2013

10. Deferred taxation

	2013 £	2012 £
At beginning of year	22,467	24,692
Released during year (P&L)	(3,157)	(2,225)
At end of year	<u>19,310</u>	<u>22,467</u>

The provision for deferred taxation is made up as follows:

	2013 £	2012 £
Accelerated capital allowances	<u>19,310</u>	<u>22,467</u>

11. Called up share capital

	2013 £	2012 £
Allotted, called up and fully paid		
3 Ordinary shares of £1 each	<u>3</u>	<u>3</u>

12. Reserves

	Profit and loss account £
At 1 January 2013	2,601,715
Profit for the financial year	250,535
At 31 December 2013	<u>2,852,250</u>

13. Reconciliation of movement in shareholders' funds

	2013 £	2012 £
Opening shareholders' funds	2,601,718	2,385,741
Profit for the financial year	250,535	215,977
Closing shareholders' funds	<u>2,852,253</u>	<u>2,601,718</u>

Partnerships in Care Property 5 Limited

Notes to the financial statements For the year ended 31 December 2013

14. Ultimate parent undertaking and controlling party

The immediate parent undertaking is Partnerships in Care Investments 2 Limited.

The ultimate parent undertaking is PIC Investments Limited Partnership Incorporated the majority interest in which is held by funds under the management of Cinven Limited, a company incorporated in England and Wales.

The largest and smallest group in which the results of the Company are consolidated is that headed by Partnerships in Care Group Limited, incorporated in England and Wales. No other group financial statements include the results of the Company. The consolidated financial statements of the Partnerships in Care group may be obtained from 2 Imperial Place, Maxwell Road, Borehamwood, Hertfordshire, WD6 1JN.