
Priory Finance Property Holdings No. 2 Limited

Directors' report and financial statements

For the year ended 31 December 2010

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Priory Finance Property Holdings No. 2 Limited

Contents

	Page
Directors' report	1 - 3
Independent auditors' report to the members of Priory Finance Property Holdings No. 2 Limited	4
Profit and loss account	5
Balance sheet	6
Notes to the financial statements	7 - 10

Priory Finance Property Holdings No. 2 Limited

Directors' report For the year ended 31 December 2010

The directors present their report and the audited financial statements for the year ended 31 December 2010

Principal activities and review of business

The company holds an interest in Priory Finance Property LLP

The results for the year are set out in the Profit and loss account on page 5 and the position as at the year end is set out in the Balance sheet on page 6

Principal risks and uncertainties

From the perspective of the company, the principal risks and uncertainties are integrated with the principal risks of the Group and are not managed separately. Accordingly, the principal risks and uncertainties of Priory Investments Holdings Limited, which include those of the company, are discussed in the Group's annual report which does not form part of this report

Future developments

The future developments of the company are aligned to the strategy of the Priory Group, headed by Priory Investments Holdings Limited. The Group's strategy for the future development of the business is included in the Group's annual report, which does not form part of this report

Key performance indicators

The company's directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the business. The development, performance and position of Priory Investments Holdings Limited, which includes the company, is discussed in the Group's annual report which does not form part of this report

Results and dividends

The profit for the year, after taxation, amounted to £1 (2009 - £2)

The directors do not recommend the payment of a dividend (2009 - £NIL)

Directors

The directors who served during the year were

LDC Corporate Director No. 3 Limited
Professor C Thompson
J Lock

Priory Finance Property Holdings No. 2 Limited

Directors' report For the year ended 31 December 2010

Provision 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

This confirmation is given and should be interpreted in accordance with the provisions of Section 418 of the Companies Act 2006

Auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office

Statement of directors' responsibilities

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make 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, 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.

Priory Finance Property Holdings No. 2 Limited

**Directors' report
For the year ended 31 December 2010**

This report was approved by the board and signed on its behalf

Dave Hall

D Hall
Secretary

Date 6 May 2011

Priory House
Randalls Way
Leatherhead
Surrey
KT22 7TP

Priory Finance Property Holdings No. 2 Limited

Independent auditors' report to the members of Priory Finance Property Holdings No. 2 Limited

We have audited the financial statements of Priory Finance Property Holdings No 2 Limited for the year ended 31 December 2010 which comprise 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 Statement of Directors' Responsibilities 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.

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 2010 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 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.



Richard Bunter (Senior Statutory Auditor)

for and on behalf of

PricewaterhouseCoopers LLP

Chartered Accountants and Statutory Auditors

Newcastle-upon-Tyne

6 May 2011

Priory Finance Property Holdings No. 2 Limited

Profit and loss account
For the year ended 31 December 2010

	Note	2010 £	2009 £
Interest receivable and similar income	4	<u>2</u>	<u>3</u>
Profit on ordinary activities before taxation		2	3
Tax on profit on ordinary activities	5	<u>(1)</u>	<u>(1)</u>
Profit for the financial year	9	<u><u>1</u></u>	<u><u>2</u></u>

All results derive from continuing operations

There is no material difference between the profit on ordinary activities before taxation and the retained profit for the year stated above and their historical cost equivalents

The company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of total recognised gains and losses has been presented

Priory Finance Property Holdings No. 2 Limited
Registered number: 5590103

Balance sheet
As at 31 December 2010

	Note	£	2010 £	£	2009 £
Fixed assets					
Fixed asset investments	6		100		100
Current assets					
Cash at bank		1,018		1,016	
Creditors: amounts falling due within one year	7	(36)		(35)	
Net current assets			982		981
Total assets less current liabilities			1,082		1,081
Capital and reserves					
Called up share capital	8		1,000		1,000
Profit and loss account	9		82		81
Total shareholders' funds	10		1,082		1,081

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 6 May 2011



J Lock
Director

The notes on pages 7 to 10 form part of these financial statements

Priory Finance Property Holdings No. 2 Limited

Notes to the financial statements For the year ended 31 December 2010

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been 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 applied consistently are set out below.

The company is exempt by virtue of section 401 of the Companies Act 2006 from the requirement to prepare group accounts on the grounds that it is included in the consolidated financial statements of a parent undertaking. These financial statements present information about the company as an individual undertaking and not about its group.

The company is a wholly owned subsidiary of Priory Investments Holdings Limited and is included in the consolidated financial statements of that company, which are publicly available. Consequently:

- the company is exempt under the terms of Financial Reporting Standard 8 "Related party transactions" from disclosing related party transactions with entities that form part of the Priory Investments Holdings Limited group, and
- the company has taken advantage of the exemption from preparing a cash flow statement under the terms of Financial Reporting Standard 1 (revised 1996) "Cash flow statements".

1.2 Investments

Investments held as fixed assets are shown at cost less provision for impairment.

1.3 Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred. Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by Financial Reporting Standard 19 "Deferred tax".

2. Profit on ordinary activities before taxation

The remuneration of the auditors in the current year and the prior year was borne by another group undertaking.

3. Staff costs

The company has no employees other than the directors, who did not receive any remuneration (2009 - £NIL).

4. Interest receivable and similar income

	2010	2009
	£	£
Other interest receivable	2	3

Priory Finance Property Holdings No. 2 Limited

Notes to the financial statements For the year ended 31 December 2010

5. Tax on profit on ordinary activities

	2010	2009
	£	£
UK corporation tax charge on profit for the year	1	1

Factors affecting tax charge for the year

There were no factors that affected the tax charge for the year which has been calculated on the profits on ordinary activities before tax at the standard rate of corporation tax in the UK of 28% (2009 - 28%)

Factors that may affect future tax charges

A number of changes to the UK Corporation tax system were announced in the June 2010 Budget Statement. The Finance (No 2) Act 2010, which was substantively enacted on 20 July 2010, includes legislation reducing the main rate of corporation tax from 28% to 27% from 1 April 2011. A number of further changes to the UK Corporation tax system were announced in the March 2011 UK Budget Statement. A resolution passed by Parliament on 29 March 2011 has reduced the main rate of corporation tax from 27% to 26% from 1 April 2011. Legislation to reduce the main rate of corporation tax from 26% to 25% from 1 April 2012 is expected to be included in the Finance Act 2011. Further reductions to the main rate are proposed to reduce the rate by 1% per annum to 23% by 1 April 2014. None of these expected rate reductions had been substantively enacted at the balance sheet date and, therefore, are not included in these financial statements.

6. Fixed asset investments

	Investments in associates £
Cost or valuation	
At 1 January 2010 and 31 December 2010	100
Impairment	
At 1 January 2010 and 31 December 2010	-
Net book value	
At 31 December 2010	100
At 31 December 2009	100

Participating interests

As at 31 December 2010, the company had a 0.001% economic interest in the partnership capital of Priory Finance Property LLP. The principal activity of the partnership is to raise finance and to lease properties to fellow group undertakings.

Priory Finance Property Holdings No. 2 Limited

Notes to the financial statements For the year ended 31 December 2010

**7. Creditors:
Amounts falling due within one year**

	2010	2009
	£	£
Group relief payable	<u>36</u>	<u>35</u>

8. Share capital

	2010	2009
	£	£
Allotted, called up and fully paid		
1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

9. Reserves

	Profit and loss account
	£
At 1 January 2010	81
Profit for the year	1
	<u>82</u>
At 31 December 2010	

10. Reconciliation of movement in shareholders' funds

	2010	2009
	£	£
Opening shareholders' funds	1,081	1,079
Profit for the year	<u>1</u>	<u>2</u>
Closing shareholders' funds	<u>1,082</u>	<u>1,081</u>

Priory Finance Property Holdings No. 2 Limited

Notes to the financial statements For the year ended 31 December 2010

11. Ultimate parent undertaking and controlling party

The company's immediate parent company, which is incorporated in the Cayman Islands, is Priory Health No 2 Limited

At 31 December 2010, the company's ultimate parent company was Priory Investments Holdings Limited (incorporated in the Cayman Islands), which is the parent undertaking of the smallest and largest group to consolidate these financial statements. A copy of the consolidated financial statements can be obtained from the Company Secretary at Priory House, Randalls Way, Leatherhead, Surrey KT22 7TP. At that date, the directors considered that there was no ultimate controlling party of the company.

On 4 March 2011, Priory Investments Holdings Limited was acquired by Crown Newco 3 plc, a subsidiary of Crown Newco 1 Limited. As a result of the transaction, the company's ultimate parent company from 4 March 2011 onwards is Crown Newco 1 Limited (incorporated in England). Crown Newco 1 Limited is beneficially owned by funds managed by Advent International Corporation which is considered by the directors to be the ultimate controlling party of the company.