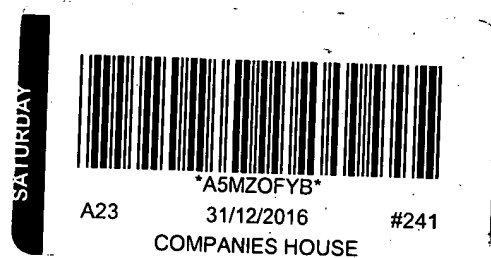


World Trade Properties Limited

Annual report and financial statements

For the year ended 31 March 2016



World Trade Properties Limited

Contents

	Pages
Company information	1
Directors' report	2 - 3
Independent auditors' report to the members of World Trade Properties Limited	4 - 5
Profit and loss account	6
Statement of comprehensive income	7
Balance sheet	8
Statement of changes in equity	9
Notes to the financial statements	10 - 14

World Trade Properties Limited

Company information

Director M C Glowasky

Registered number 05617532

Registered office 11th Floor
Two Snowhill
Birmingham
B4 6WR

Independent Auditors PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Central Square
29 Wellington Street
Leeds
LS1 4DL

World Trade Properties Limited

Director's report For the year ended 31 March 2016

The director presents his report and the audited financial statements of World Trade Properties Limited (the "Company") for the year ended 31 March 2016.

Principal activity

The Company's principal activity is that of holding land for future development.

Future developments

The directors do not expect any changes to the activities of the company in the foreseeable future.

Going concern

The financial statements have been prepared on the going concern basis. The funder has confirmed to the directors its intention to continue to support the Company for the foreseeable future.

The directors have prepared forecasts, which show the group's operating cash flows to be sufficient to fund the group's existing working capital requirements. Consequently the directors believe that it is appropriate to continue to prepare the financial statements on a going concern basis.

Directors

The directors who served during the year and up to the date of signing the financial statements were as follows:

M C Glowasky
D M Harrison (resigned 30 June 2015)

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 prepared the financial statements in accordance with 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' ("FRS 102"). 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;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of 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.

World Trade Properties Limited

Director's report (continued) For the year ended 31 March 2016

Statement of 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

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution concerning their re-appointment will be proposed at the Annual General Meeting.

Small companies' exemption

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

On behalf of the board



M C Glowasky
Director

29 December 2016

World Trade Properties Limited

Independent auditors report to the members of World Trade Properties Limited For the year ended 31 March 2016

Report on the financial statements

Our opinion

In our opinion World Trade Properties Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the Company's affairs as at 31 March 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.
-

What we have audited

The financial statements, included within the Annual report, comprise:

- the Balance sheet as at 31 March 2016;
- the Profit and loss account for the year ended;
- the Statement of comprehensive income for the year ended;
- the Statement of changes in equity for the year ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Opinions on matter prescribed by the Companies Act 2006

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

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law have not been made. We have no exceptions to report arising from this responsibility.

**Independent auditors report to the members of World Trade Properties Limited
For the year ended 31 March 2016**

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: prepare financial statements in accordance with the small companies' regime; take advantage of the small companies' exemption in preparing the Directors' report; and take advantage of the small companies' exemption from preparing a Strategic report. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

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 & Ireland) ("ISAs (UK & 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.

What an audit of financial statements involves

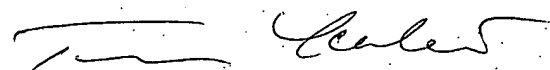
We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. 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.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

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.



Tom Yeates (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Leeds

30 December 2016

World Trade Properties Limited

**Profit and loss account
For the year ended 31 March 2016**

	Note	2016 £	2015 £
Administrative expenses		<u>750</u>	<u>(14,058)</u>
Operating profit/(loss)	6	<u>750</u>	<u>(14,058)</u>
Profit/(loss) before taxation		750	(14,058)
Tax on profit/(loss) on ordinary activities	8	<u>-</u>	<u>-</u>
Profit/(loss) for the financial year		<u>750</u>	<u>(14,058)</u>

The notes on pages 10 to 14 form part of these financial statements.

World Trade Properties Limited

**Statement of comprehensive income
For the year ended 31 March 2016**

	Note	2016 £	2015 £
Profit/(loss) for the financial year		750	(14,058)
Other comprehensive income		-	-
Total comprehensive income/(expense) for the year		<u>750</u>	<u>(14,058)</u>

World Trade Properties Limited

**Balance sheet
As at 31 March 2016**

	Note	2016 £	2015 £
Current assets			
Debtors	9	<u>696</u>	<u>472,364</u>
		696	472,364
Creditors: amounts falling due within one year	10	<u>-</u>	<u>(750)</u>
Net current assets		<u>696</u>	<u>471,614</u>
Total assets less current liabilities		<u>696</u>	<u>471,614</u>
Creditors: amounts falling due after more than one year	11	<u>(332,743)</u>	<u>(804,411)</u>
Net liabilities		<u>(332,047)</u>	<u>(332,797)</u>
Capital and reserves			
Called up share capital	12	2	2
Profit and loss account		<u>(332,049)</u>	<u>(332,799)</u>
Total shareholders' deficit		<u>(332,047)</u>	<u>(332,797)</u>

The financial statements on pages 6 to 14 were approved and authorised for issue by the board of directors on 29 December 2016 and were signed on its behalf by:



M C Glowasky
Director

The notes on pages 10 to 14 form part of these financial statements.

World Trade Properties Limited

**Statement of changes in equity
As at 31 March 2016**

	Called up share capital	Profit and loss account	Total deficit
	£	£	£
At 1 April 2015	2	(332,799)	(332,797)
Comprehensive income for the year			
Profit for the financial year	-	750	750
Total comprehensive income for the year	-	750	750
At 31 March 2016	2	(332,049)	(332,047)

**Statement of changes in equity
As at 31 March 2015**

	Called up share capital	Profit and loss account	Total deficit
	£	£	£
At 1 April 2014	2	(318,741)	(318,739)
Comprehensive income for the year			
Loss for the financial year	-	(14,058)	(14,058)
Total comprehensive expense for the year	-	(14,058)	(14,058)
At 31 March 2015	2	(332,799)	(332,797)

The notes on pages 10 to 14 form part of these financial statements.

**Notes to the financial statements
For the year ended 31 March 2016**

1. General information

The Company's principal activity during the financial year was that of the establishment and running of care homes however the Company did not trade during the year. The Company is a private company limited by shares and is incorporated and domiciled in the United Kingdom. The address of its registered office is 11th Floor, Two Snowhill, Birmingham B4 6WR.

2. Statement of compliance

The financial statements of World Trade Properties Limited have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

3. Summary of significant accounting policies

3.1 Basis of preparation of financial statements

The principal accounting policies applied in the preparation of these financial statements are set out below. The Company has adopted FRS 102 in these financial statements.

These financial statements are prepared on a going concern basis, under the historical cost convention. The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

3.2 Exemptions for qualifying entities under FRS 102

The Company is included in the consolidated financial statements of Butterfly Group Healthcare Limited, which are publicly available. Consequently, the Company has taken advantage of the exemption from preparing a cash flow statement contained in FRS 102.

The company has exemption from the financial instrument disclosures, required under FRS 102 paragraphs 11.39 to 11.48A and paragraphs 12.26 to 12.29, as the information is provided in the consolidated financial statement disclosures.

3.3 Going concern

The financial statements have been prepared on the going concern basis. The funder has confirmed to the directors its intention to continue to support the Company for the foreseeable future.

The directors have prepared forecasts, which show the group's operating cash flows to be sufficient to fund the group's existing working capital requirements. Consequently the directors believe that it is appropriate to continue to prepare the financial statements on a going concern basis.

3.4 Related party transactions

The Company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

Notes to the financial statements (continued)
For the year ended 31 March 2016

3.5 Tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the year end. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

3.6 Share capital

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

4. Critical accounting judgements and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

4.1 Critical judgements in applying the entity's accounting policies

No critical judgments have been made in applying the entity's accounting policies.

4.2 Key accounting policies and assumptions

No key accounting estimates and assumptions have been made in applying the entity's accounting policies.

5. Staff costs

The Company had no employees during the year (2015 - £nil).

6. Operating profit/(loss)

Fees payable to the Company's auditors for the audit of the financial statements were borne by a fellow group company.

During the year, no director received any emoluments (2015 - £nil).

7. Directors' remuneration

The aggregate remuneration paid to directors by the Company during the year was £nil (2015 - £nil). There were no retirement benefits accruing to the directors (2015 - £nil).

World Trade Properties Limited

Notes to the financial statements (continued)
For the year ended 31 March 2016

8. Tax on profit on ordinary activities

	2016	2015
	£	£
Current tax on profits for the period	-	-
Total current tax	<u>-</u>	<u>-</u>
Deferred tax		
Origination and reversal of timing differences	<u>-</u>	<u>-</u>
Total deferred tax	<u>-</u>	<u>-</u>
Tax on profit on ordinary activities	<u>-</u>	<u>-</u>

Factors affecting tax charge for the period

The tax assessed for the year is lower than (2015 - lower than) the standard rate of corporation tax in the UK of 20% (2015 - 21%). The differences are explained below:

	2016	2015
	£	£
Profit on ordinary activities before taxation	750	(14,058)
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (21%)	150	(2,952)
Effects of:		
Group relief (received)/surrendered	<u>(150)</u>	<u>2,952</u>
Total tax charge for the period	<u>-</u>	<u>-</u>

World Trade Properties Limited

Notes to the financial statements (continued) For the year ended 31 March 2016

9. Debtors

	2016 £	2015 £
Amounts owed by group undertakings	-	471,668
Other debtors	696	696
	<u>696</u>	<u>472,364</u>

10. Creditors: Amounts falling due within one year

	2016 £	2015 £
Accruals and deferred income	-	750
	<u>-</u>	<u>750</u>

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

	2016 £	2015 £
Amounts owed to group undertakings	332,743	804,411
	<u>332,743</u>	<u>804,411</u>

Amounts owed to group undertakings are unsecured and interest free.

12. Called up share capital

	2016 £	2015 £
Allotted and fully paid		
2 - (2015 - 2) ordinary shares of £1 each	<u>2</u>	<u>2</u>

13. Ultimate parent company

The company's immediate parent undertaking is Windmill Hills Care Homes Limited, a company incorporated in the United Kingdom.

The company's intermediate parent undertaking is Butterfly Group Healthcare Limited which is the smallest and largest group to consolidate these financials statements. Copies of these financial statements can be obtained from 11th Floor, Two Snowhill, Birmingham, B4 6WR. Its ultimate parent undertaking and controlling party is Monarch Alternative Capital LLP, a limited liability partnership incorporated in the US. The directors are of the opinion that there is no single ultimate controlling party of Monarch Alternative Capital LLP.

Notes to the financial statements (continued)
For the year ended 31 March 2016

14. Related party transactions

The Company has taken advantage of the exemption under paragraph 33.1A of FRS 102 from the requirement to disclose related party transactions on the grounds that all related party transactions are with other companies that are wholly owned within the group.

15. First time adoption of FRS 102

This is the first year that the Company has presented its results under the FRS 102. The last financial statements prepared under UK GAAP were for the year ended 31 March 2015. The date of transition to FRS 102 was 1 April 2014. There were no changes in accounting policies arising on the transition from UK GAAP to FRS 102.