Registered number: 06312634

Moorfield Real Estate Fund II GP Limited

Annual report and financial statements

For the year ended 31 December 2016

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Moorfield Real Estate Fund II GP Limited

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Moorfield Real Estate Fund II GP Limited

Company information

Directors	Marc Gilbard Graham Stanley Nicholas Edwards Charles Ferguson-Davie
Company secretary	Steven Hall (appointed 12 January 2017)
Registered number	06312634
Registered office	Moorfield Group 10 Grosvenor Street London W1K 4QB
Independent auditors	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 1 Embankment Place London WC2N 6RH
Bankers	Lloyds Banking Group Plc London Chief Office PO Box 54873 London SW1Y 5WX

Directors' report
For the year ended 31 December 2016

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

Principal activity

The Company's principal activity during the year was that of being the general partner of Moorfield Real Estate Fund II "A" Limited Partnership and Moorfield Real Estate Fund II "B" Limited Partnership.

Results and dividends

The Company's result for the financial year amounted to £20,000 (2015 - profit of £176,000).

The Directors have not proposed a dividend for the financial year and no dividend has been paid during the year (2015 - £nil).

Future developments in the business of the entity

The directors do not anticipate any changes to the present level of activity or to the nature of the Company's business in the near future.

Financial instruments

Financial Risk Management

The Company's operations expose it to a variety of financial risks including the effects of changes in interest rates on debt, liquidity risk and credit risk. The Company's principal financial instruments comprise sterling cash and bank deposits, together with trade debtors and trade creditors that arise directly from its operations.

Directors

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

Marc Gilbard
Graham Stanley
Nicholas Edwards
Charles Ferguson-Davie

Directors' report
For the year ended 31 December 2016

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 United Kingdom Accounting Standards comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice). Under Company law the directors must not approve the financial statements unless they are satisfied that they 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 , the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements,
- notify its shareholders in writing about the use of disclosure exemptions, if any of FRS 102, used in the preparation of 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..

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.

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.

Independent auditors

The auditors, PricewaterhouseCoopers LLP, will be proposed reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 29 September 2017 and signed on its behalf.

Charles Ingham Davie
Director

Independent auditors' report to the members of Moorfield Real Estate Fund II GP Limited

Report on the financial statements

Our opinion

In our opinion Moorfield Real Estate Fund II GP Limited's financial statements (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 result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, 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 and financial statements (the "Annual report"), comprise:

- the Balance sheet as at 31 December 2016;
- the Statement of income and retained earnings for the year then 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 United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice), applicable to Smaller Entities.

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 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 addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified any material misstatements in the Directors' report. We have nothing to report in this respect.

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 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.

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, 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 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland) ("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.

Independent auditors' report to the members of Moorfield Real Estate Fund II GP Limited

What an audit of financial statements involves (continued)

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. With respect to the Directors' report, we consider whether this report include the disclosures required by applicable legal requirements.

Jonathan Hook (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London

Date 29/9/17

Moorfield Real Estate Fund II GP Limited

Statement of income and retained earnings
For the year ended 31 December 2016

	Note	2016 £'000	2015 £'000
Turnover		-	2,250
Gross profit		-	2,250
Administrative expenses		(1)	(2,251)
Operating loss	5	(1)	(1)
Interest receivable and similar income	7	21	14
Result/profit before taxation		20	13
Tax on result/profit	8	-	163
Result/profit for the financial year		20	176
Retained earnings at the beginning of the year		763	587
Profit for the financial year		20	176
Retained earnings at the end of the year		783	763

The notes on pages 9 to 14 form part of these financial statements.

Moorfield Real Estate Fund II GP Limited
Registered number: 06312634

Balance sheet
As at 31 December 2016

	Note		2016 £'000		2015 £'000
Current assets					
Debtors: amounts falling due within one year	9	**807**		337	
Cash at bank and in hand		**3**		453	
		810		790	
Creditors. amounts falling due within one year	10	**(27)**		(27)	
Net current assets			**783**		763
Net assets			**783**		763
Capital and reserves					
Called up share capital	11		**-**		-
Retained earnings			**783**		763
Total shareholders' funds			**783**		763

The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime

The financial statements on pages 6 to 14 were approved and authorised for issue by the board and were signed on 29 September 2017

Charles Fergusson Duke
Director

The notes on pages 9 to 14 form part of these financial statements.

Notes to the financial statements
For the year ended 31 December 2016

1. General information

The Company's principal activity during the financial year was that of the general partner of Moorfield Real Estate Fund II "A" Limited Partnership and Moorfield Real Estate Fund II "B" Limited Partnership.

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 Moorfield Group, 10 Grosvenr Street, London W1K 4QB.

2. Summary of significant accounting policies

2.1 Basis of preparation of the financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (note 3).

The following principal accounting policies have been applied.

2.2 Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemptions, subject to certain conditions, which have been complied with, including notification of, and no objection to, the use of exemptions by the Company's shareholders.

The Company has taken advantage of the following exemptions:

- from preparing a statement of cash flows, required under Section 7 of FRS 102 and para 3.17(d), on the basis that it is a small company;
- from disclosing the Company's key management personnel compensation as required by FRS 102 para 33.7,
- from disclosing related party transactions that are wholly owned within the same group under paragraph 33.1A from the provisions of FRS 102 on the grounds that at 31 December 2016 it was a wholly owned subsidiary; and
- from certain financial disclosures, required under FRS 102 paras 11.39-11.48A and 12.26-12.29, as the information is provided in the consolidated statement disclosure.

2. Summary of significant accounting policies (continued)

2.3 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract,
- the stage of completion of the contract at the end of the reporting period can be measured reliably, and,
- the costs incurred and the costs to complete the contract can be measured reliably.

2.4 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.5 Interest income

Interest income is recognised in the Statement of income and retained earnings using the effective interest method.

2.6 Current taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of income and retained earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

2.7 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.

2.8 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

2. Summary of significant accounting policies (continued)

2.9 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to and from related parties and group undertakings.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Income statement

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3. 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.

(a) Critical judgements in applying the entity's accounting policies

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

(b) Key accounting estimates and assumptions

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

4. Turnover

The whole of the turnover is attributable to the Company's main activity which is carried out in the United Kingdom. No analysis of turnover is presented as the directors consider such disclosure to be seriously prejudicial to the interests of the company.

5. Operating loss

The operating loss is stated after charging:

	2016 £'000	2015 £'000
Fees payable to the Company's auditors and their associates in respect of tax compliance services	1	1

Audit fees were borne by related undertakings in both years.

6. Employees and directors' remuneration

The Company has no employees other than the directors, who did not receive any remuneration (2015 - £nil).

7. Interest receivable and similar income

	2016 £'000	2015 £'000
Interest receivable from group companies	20	10
Other interest receivable	1	4
	21	14

8. Tax on result/profit

	2016 £000	2015 £000
Corporation tax		
Tax on results/profits	-	-
Total current tax	-	-
Deferred tax		
Prior year adjustment	-	(163)
Total deferred tax	-	(163)
Tax on result/profit	-	(163)

8. Tax on result/profit (continued)

Factors affecting tax charge for the year

The tax assessed for the year is the same as (2015 - lower than) the standard rate of corporation tax in the UK of 20% (2015 -20.5%). The differences are explained below.

	2016 £'000	2015 £'000
Result/profit before taxation	**20**	13
Result/profit multiplied by standard rate of corporation tax in the UK of 20% (2015 -20.5%)	**4**	3
Effects of:		
Utilisation of tax losses	**-**	(3)
Prior year deferred tax adjustment	**-**	(163)
Group relief claimed not paid for	**(4)**	-
Total tax charge for the year	**-**	(163)

Factors that may affect future tax charges

The headline rate of UK corporation tax reduced from 21% to 20% on 1 April 2015, and will reduce to 19% from 1 April 2017. The enactment of Finance Act 2016, on 15 September 2016, will further reduce the rate to 17% from 1 April 2020.

9. Debtors

	2016 £'000	2015 £'000
Amounts owed by group undertakings	**807**	336
	807	336

Amounts owed by group undertakings are unsecured and subject to interest at a margin of 250 basis points over the Bank of England and are repayable on demand.

10. Creditors: Amounts falling due within one year

	2016 £'000	2015 £'000
Amounts owed to related party undertakings	**27**	27
	27	27

Amounts owed to related party undertakings are unsecured, interest free and repayable on demand.

11. Called up share capital

	2016 £'000	2015 £'000
Allotted and fully paid		
2 (2015 - 2) Ordinary shares of £1 each	-	-

12. Related party transactions

The Company has taken advantage of the exemption under paragraph 33.1A from the provisions of FRS 102, on the grounds that at 31 December 2016 it is a wholly owned subsidiary.

The Company has identified the following transactions which fall to be disclosed under the terms of FRS 102 "Related Party Transactions."

The Company charged £nil (2015 - £2,250,000) of management fees to MREF II.

At 31 December 2016 the company is owed £27,000 (2015 - £27,000) from Moorfield Real Estate Fund II "A" and "B" Limited Partnerships.

13. Immediate and ultimate parent undertaking and controlling party

The Company's immediate parent undertaking is Moorfield Group Limited, a company incorporated in England and Wales.

The Company's ultimate parent undertaking and controlling party is Stessa Trading Limited, a company incorporated in England and Wales.

The smallest and largest group of undertakings for which group financial statements are drawn up and of which the Company is a member is Stessa Trading Limited, a company incorporated in England and Wales. Copies of the group financial statements are available to the public from Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ.

Moorfield Real Estate Fund II "A" Limited Partnership

Annual report and financial statements for the year ended 31 December 2016

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Moorfield Real Estate Fund II "A" Limited Partnership

Annual report and financial statements for the year ended 31 December 2016

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Moorfield Real Estate Fund II "A" Limited Partnership

Partnership information;

General Partner

Moorfield Real Estate Fund GP II Limited
10 Grosvenor Street
Mayfair
London
W1K 4QB

Carried Interest Partner

Moorfield Real Estate Fund II CIP Limited
10 Grosvenor Street
Mayfair
London
W1K 4QB

Investment manager

Moorfield Investment Management Limited (authorised by the Financial Conduct Authority)
10 Grosvenor Street
Mayfair
London
W1K 4QB

Asset manager

Moorfield Group Limited
10 Grosvenor Street
Mayfair
London
W1K 4QB

Registered number

LP012496

Registered office

10 Grosvenor Street
Mayfair
London
W1K 4QB

Bankers

Lloyds Banking Group
London Chief Office
PO Box 54873
London
SW1Y 5WX

Independent auditors

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
1 Embankment Place
London
WC2N 6RH

Depository

Langhan Hall UK Depositary LLP
5 Old Bailey
London
EC4M 7BA

Moorfield Real Estate Fund II "A" Limited Partnership

General Partner's report for the year ended 31 December 2016

The General Partner presents its annual report together with the audited financial statements of the Moorfield Real Estate Fund II "A" Limited Partnership (the "Partnership") for the year ended 31 December 2016.

Principal activity

The principal activity of the Partnership is investing in real estate and real estate related opportunities.

Results and dividends

The results for the year ended 31 December 2016 are shown on page 6. The loss for the financial year was £27,456,000 (2015: £66,088,000). The partnerships paid distributions to the Partners during the year of £27,490,000 (2015: £87,734,000)

Business review

As at 1 January 2016 the Partnership had £212,530,000 (2015: £212,530,000) of commitments, which when combined with its parallel fund, the Moorfield Real Estate Fund II "A" Limited Partnership, totalled £388,830,000 (2015: £388,830,000). Investments are made by the combined parallel Partnerships.

As at 31 December 2016 all Partner loans had been fully repaid.

The Partnership received £15,389,000 of deferred consideration on 7 January 2016 from the disposal of its investment in Audley Court Limited.

The Partnership paid a distribution to the Partners of £27,490,000 on 8 January 2016

The Partnership has disposed of all of its investments

At year end the Partnership held Cash of £2,984,000 which the General Partner feels is sufficient to settle all outstanding liabilities.

The General Partner continues to operate the Partnership until the remaining investments have been sold, at the date of signing these financial statements the underlying investment properties have been sold and the General Partner has commenced the process of winding up the remaining legal entities, the General Partner expects this to be concluded in 2017.

Key performance indicators

The Partnership's investment objective is to invest in a diversified portfolio of commercial real estate and real estate related opportunities in the United Kingdom. At the date of signing these financial statements the partnership has disposed of all its underlying investments and is in the process of winding up the remaining legal entities, consequently there are no key performance indicators to report.

Principal risks and uncertainties facing the Partnership

The following identifies the Partnership's principal risks and the ways in which the General Partner manages and controls these risks:

(i) Liquidation costs

The costs of liquidating the partnership and the underlying residual entities exceed the provisions made in the financial statements.

Each investment was held in a separate corporate structure which was wholly owned by the combined parallel partnerships. The General Partner and the Directors of the underlying entities have made estimates based on their knowledge of the warranties given at the time of disposal and estimates of the work involved by third party advisors.

Moorfield Real Estate Fund II "A" Limited Partnership

General Partner's report for the year ended 31 December 2016

Statement of General Partner's responsibilities in respect of the financial statements

The general partner is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law, as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 (the "Regulations"), requires the general partner to prepare financial statements for each financial year. Under that law the general partner have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law). Under company law, as applied to qualifying partnerships, the general partner 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 qualifying partnership and of the profit or loss of the qualifying partnership for that period. In preparing the financial statements, the general partner is required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 qualifying partnership will continue in business.

The general partner is responsible for keeping adequate accounting records that are sufficient to show and explain the qualifying partnership's transactions and disclose with reasonable accuracy at any time the financial position of the qualifying partnership and enable them to ensure that the financial statements comply with the Companies Act 2006 as applied to qualifying partnerships by the Regulations.

The general partner is also responsible for safeguarding the assets of the qualifying partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure of information to auditors

So far as the General Partner in office at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the Partnership's auditors are unaware; and
- it has taken all the steps that it ought to have taken as General Partners in order to make itself aware of any relevant audit information and to establish that the Partnership'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.

This report was approved by the board on 26/06/17 and signed on its behalf by

N Edwards
For Moorfield Real Estate Fund GP II Limited
General Partner

Moorfield Real Estate Fund II "A" Limited Partnership

Independent auditors' report to the members of Moorfield Real Estate Fund II "A" Limited Partnership

Report on the financial statements

Our opinion

In our opinion, Moorfield Real Estate Fund II "A" Limited Partnership's financial statements (the "financial statements"):

- give a true and fair view of the state of the qualifying Partnership's affairs as at 31 December 2016 and of its loss and cash flows 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 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008.

Emphasis of matter - Basis of preparation

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in note 3 to the financial statements concerning the basis of preparation. The term of the Partnership expired on 16 June 2015 after which the Partnership has begun its liquidation pursuant to the terms of the Limited Partnership Agreement. Accordingly, the going concern basis of preparation is no longer appropriate and the financial statements have been prepared on a basis other than going concern as described in note 3 to the financial statements. Adjustments have been made in these financial statements to reclassify fixed assets and long-term liabilities as current assets and liabilities.

What we have audited

The financial statements, included within the Annual report and financial statements (the "Annual report"), comprise:

- the Balance sheet as at 31 December 2016;
- the Statement of comprehensive income for the year then ended;
- the Cash flow statement for the year then ended;
- the Statement of changes in equity for the year then 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 United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice).

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

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.

Moorfield Real Estate Fund II "A" Limited Partnership

Independent auditors' report to the members of Moorfield Real Estate Fund II "A" Limited Partnership

General Partner's remuneration

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

Responsibilities for the financial statements and the audit

Our responsibilities and those of the general partner

As explained more fully in the Statement of General Partner's responsibilities, the general partner is 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) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinion, has been prepared for and only for the members of the qualifying partnership as a body in accordance with the Companies Act 2006 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 and for no other purpose. We do not, in giving this opinion, 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 qualifying partnership's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the General Partner; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the General Partner's 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.

Jonathan Hook (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
26 June 2017

Moorfield Real Estate Fund II "A" Limited Partnership

Statement of comprehensive income for the year ended 31 December 2016

	Note	2016 £'000	2015 £'000
Administrative expenses		**(115)**	(1,853)
Fair value movement on investments		**-**	(438)
Operating loss	5	**(115)**	(2,291)
Profit on sale of investment		**108**	21,668
Interest receivable and similar income	7	**15**	426
Income from participating interests	6	**26**	1,845
Distributions to Partners		**(27,490)**	(87,734)
Loss on ordinary activities before taxation		**(27,456)**	(66,088)
Tax on loss on ordinary activities		**-**	-
Loss for the financial year		**(27,456)**	(66,088)
Total comprehensive income for the year		**(27,456)**	(66,088)

The notes on pages 10 to 15 form part of these financial statements.

Moorfield Real Estate Fund II "A" Limited Partnership

Balance sheet as at 31 December 2016

	Note	2016 £'000	2015 £'000
Current assets			
Investments	8	-	277
Debtors	9	**303**	15,675
Cash at bank and in hand		**2,984**	14,977
		3,287	30,929
Creditors: amounts falling due within one year	10	**(263)**	(449)
Net current assets		**3,024**	30,480
Total assets less current liabilities		**3,024**	30,480
Net assets		**3,024**	30,480
Represented by:			
Capital contribution accounts		**3**	3
Partner loan account		**-**	-
Revaluation reserve		-	-
Profit and loss account		**3,021**	30,477
Total equity		**3,024**	30,480

The financial statements on pages 6 to 15 were authorised for issue by the board of directors on 26/06/17 and were signed on its behalf by:

N Edwards
For Moorfield Real Estate Fund II GP Limited
General Partner

Moorfield Real Estate Fund II "A" Limited Partnership **Registered number: LP012496**

The notes on pages 10 to 15 are an integral part of these financial statements

Moorfield Real Estate Fund II "A" Limited Partnership

Statement of changes in equity

	Capital contributions accounts £'000	Partner loan accounts £'000	Revaluation reserve £'000	Profit and loss account £'000	Total £'000
At 1 January 2015 as restated	3	144,206	60,700	35,865	240,774
Loss for the financial year	-	-	-	(66,088)	(66,088)
Repayment of Partner loans	-	(144,206)	-	-	(144,206)
Transfer to profit and loss	-	-	(60,700)	60,700	-
At 1 January 2016	3	-	-	30,477	30,480
Loss for the financial year	-	-	-	(27,456)	(27,456)
At 31 December 2016	**3**	**-**	**-**	**3,021**	**3,024**

The notes on pages 10 to 15 are an integral part of these financial statements.

Moorfield Real Estate Fund II "A" Limited Partnership

Cash flow statement for the year ended 31 December 2016

	Notes	2016 £'000	2015 £'000
Net cash from operating activities	12	**(274)**	(4,341)
Cash flow from investing activities			
Partner loan repaid in the year		**-**	(144,206)
Redemption of fixed asset investments		**15,389**	261,083
Contribution to fixed asset investment		**-**	(24,137)
Interest received		**15**	55
Distribution from fixed asset investment		**367**	2,215
Distribution paid to partners		**(27,490)**	(87,734)
Net cash used in investing activities		**-**	7,276
Net (decrease)/increase in cash and cash equivalents		**(11,993)**	2,935
Cash and cash equivalents at the beginning of the year		**14,977**	12,042
Cash and cash equivalents at the end of the year		**2,984**	14,977
Cash and cash equivalents consists of:			
Cash at bank and in hand		**2,984**	14,977
Cash and cash equivalents		**2,984**	14,977

The notes on pages 10 to 15 are an integral part of these financial statements.

Moorfield Real Estate Fund II "A" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016

1 General information

The Partnership's principal activity during the financial year was investing in real estate and real estate related opportunities. The Partnership is a private limited partnership and is incorporated and domiciled in the UK. The address of the registered office is 10 Grosvenor Street, Mayfair, London, W1K 4QB.

2 Statement of compliance

The financial statements of Moorfield Real Estate Fund II "A" Limited Partnership 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, as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 (the "Regulations").

3 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated. The Partnership has adopted FRS 102 in these financial statements.

(a) Basis of preparation

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the revaluation of land and buildings. 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.

The initial term of the Partnership expired on 26 October 2015 and was extended by one year. The Partnership has begun its liquidation pursuant to the terms of the Limited Partnership Agreement During liquidation, the General Partner is automatically named the Liquidating Trustee of the Partnership and the General Partnership is tasked with liquidating the Partnership's remaining assets, settling its remaining liabilities (including those due to the General Partner), and winding up the Partnership and its associated subsidiaries, joint ventures, and affiliates all in the best interests of the Partnership. As a result the Partnership no longer believes it is appropriate to apply the going concern basis in preparation of these financial statements and these financial statements have been prepared on a basis other than going concern. Accordingly, the Partnership's assets have been stated at their estimated recoverable amounts, the estimated costs of winding up the Partnership and its associated subsidiaries, joint ventures, and affiliates have been provided for, and the Partnership's fixed assets and long term liabilities have been re classified as current, in the accompanying financial statements. The comparative financial information continues to be prepared on a going concern basis. The principal accounting policies, which have been applied consistently throughout the year, are set out below and, where necessary, have been updated to include any policies which are now considered significant given the presentation of the financial statements as at 31 December 2016 on a non-going concern basis.

(b) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the Group and value added taxes.

The Partnership bases its estimate of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash or cash equivalents is deferred, and the arrangement constitutes a financing transaction, the fair value of the consideration is measured as the present value of all future receipts using the imputed rate of interest.

The Partnership recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the Group retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow to the entity and (e) when the specific criteria relating to each of the Group's sales channels have been met, as described below.

Moorfield Real Estate Fund II "A" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

(b) Revenue recognition (continued)

Interest income

Interest income is recognised using the effective interest rate method.

Income from participating interests

Income from participating interest relates to distributions from fixed asset investments and is recognised when declared and approved.

(c) Fixed asset investments

The Partnership invests in a number of undertakings along with its parallel fund, Moorfield Real Estate Fund "B" Limited Partnership as detailed in note 8 In the individual financial statements of Moorfield Real Estate Fund "A" Limited Partnership and Moorfield Real Estate Fund "B" Limited Partnership the fixed asset investments are accounted for as investments in joint ventures. The General Partner has adopted the alternative accounting policy of carrying the fixed asset investments at a valuation reflecting the fair value of their assets and liabilities which approximate the book values. This treatment provides a fairer indication of the value of the investments made by the Partnership. Increases in value arising on the revaluation of fixed asset investments are carried to the revaluation reserve. Where a permanent diminution in value of an asset occurs, the excess will be charged to the Profit and loss account to the extent it is not covered by a revaluation surplus. Where an impairment is considered by the General Partner to be temporary the charge is made to the revaluation reserve.

(d) Taxation

The Partnership, as a transparent entity, is not subject to pay UK income tax. Any tax liabilities arising from the results of the Partnership are dealt with in the financial statements of the investing Partners

(e) Borrowing costs

All borrowing costs are recognised in the statement of comprehensive income in the period in which they are incurred.

(f) Impairment of non-financial assets

At each balance sheet date non-financial assets not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. The cash flows are discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the asset.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the statement of comprehensive income, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in statement of comprehensive income.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the statement of comprehensive income.

(g) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks and bank overdrafts. Bank overdrafts are shown within borrowings in creditors: amounts falling due within one year.

Moorfield Real Estate Fund II "A" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

(h) Financial instruments

The Partnership has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

(i) Financial assets

Basic financial assets, including other receivables and cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method. At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the statement of comprehensive income. If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in statement of comprehensive income.

Financial assets are derecognised when (i) the contractual rights to the cash flows from the asset expire or are settled, or (ii) substantially all the risks and rewards of the ownership of the asset are transferred to another party, or (iii) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including trade payables and other payables, bank overdrafts, bank loans and loans from fellow group undertakings, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

(i) Related party transactions

The Partnership 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.

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.

(a) Critical judgements in applying the entity's accounting policies

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

(b) Key accounting estimates and assumptions

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

Moorfield Real Estate Fund II "A" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

5 Operating loss

Operating loss is stated after charging:

	2016 £'000	2015 £'000
Fees payable to the Partnership's auditors for the audit of the financial statements	**15**	18
Other fees payable for tax advice	**34**	32

6 Income from participating interests

	2016 £'000	2015 £'000
Dividends received	**26**	1,845

7 Interest receivable and similar income

	2016 £'000	2015 £'000
Bank interest receivable	**15**	56
Interest receivable from participating interests	**-**	370
	15	426

8 Investments

	£'000
Valuation	
At 1 January 2016	277
Additions	77
Disposals	(271)
Revaluation	(83)
At 31 December 2016	-

Name	**Country of incorporation**	**Principal activity**	**Share %**	**Ownership class**
MREF II AC Holdings Sarl	Luxembourg	Holding entity	54.66%	Ordinary
AC Holdings Sarl*	Luxembourg	Holding entity	54.66%	Ordinary

*Indirect investment

The investments are jointly 100% owned with Moorfield Real Estate Fund II "B" Limited Partnership. The General Partner believes that the carrying value of investments is supported by the fair value of the underlying net assets.

Moorfield Real Estate Fund II "A" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

9 Debtors

	2016 £'000	2015 £'000
Amounts owed by related party undertakings	**299**	238
Other taxation and social security	**-**	19
Other debtors	**4**	15,418
	303	15,675

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

10 Creditors: amounts falling due within one year

	2016 £'000	2015 £'000
Trade creditors	**-**	117
Accruals and deferred income	**261**	332
Other creditors	**2**	-
	263	449

11 Financial instruments

The company has the following financial instruments:

	2016 £'000	2015 £'000
Financial assets		
Financial assets measured at amortised cost	**303**	15,675
Financial liabilities		
Financial liabilities measured at amortised cost	**263**	449

12 Notes to the statement of cash flows

	2016 £'000	2015 £'000
Operating loss	**(115)**	(1,853)
Movement in debtors	**27**	(64)
Movement in creditors	**(186)**	(2,424)
Net cash flow from operating activities	**(274)**	(4,341)

Moorfield Real Estate Fund II "A" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

13 Related party transactions

The Partnership is operated in conjunction with the Moorfield Real Estate Fund II "A" Limited Partnership, its parallel fund. The two Partnerships, with respect to any investment in property, invest and divest on economic and non-economic terms that are the same. The respective interests of the two Partnerships in any investment in property are in proportion to the commitments of each of the Partnerships and they share pro-rata in any related investment expenses (Moorfield Real Estate Fund II "A" Limited Partnership: 54.7%, Moorfield Real Estate Fund II "B" Limited Partnership: 54.7%). Similarly the Partnership's bear any operating expenses on a pro rata basis (except to the extent that such expenses are specifically allocable to a particular Partnership).

The following amounts were identified as transactions with related parties in the year to 31 December 2016:

i) Dividend income of £25,650 (2015: £1,845,000) from other related parties that Moorfield Real Estate Fund II "A" Limited Partnership holds as an investment, together with its parallel fund Moorfield Real Estate Fund II "B" Limited Partnership.

ii) Interest income of £nil (2015: £426,000) from related parties that Moorfield Real Estate Fund II "A" Limited Partnership holds as an investment, together with its parallel fund Moorfield Real Estate Fund It "B" Limited Partnership.

iii) Management fees of £nil (2015: £1,484,000) paid to Moorfield Real Estate Fund II GP Limited.

iv) The Partnership received £15,389,000 of deferred consideration in 2016 from its disposal of its direct and indirect interest in Audley Court Limited, held through the 100% owned subsidiary, MREF II AC Sarl to Moorfield Audley Real Estate Fund "A" LP & Moorfield Audley Real Estate Fund "B" LP in 2015.

The following amounts were identified as balances due from related parties in the Balance Sheet as at 31 December 2016:
i) Fixed asset investments of £nil (2015: £277,000) held pari passu with its parallel fund Moorfield Real Estate Fund II "B" Limited Partnership

ii) A receivable of £241,000 (2015: £221,000) with Moorfield Group and its subsidiaries

iii) A receivable of £17,000 (2015: £17,000) with Moorfield Real Estate Fund "A" LP and Moorfield Real Estate Fund "B" LP

iv) A receivable of £nil (2015: £15,389,000) with Moorfield Audley Real Estate Fund "A" LP and Moorfield Audley Real Estate fund "B" LP.

Moorfield Real Estate Fund II "B" Limited Partnership

Annual report and financial statements for the year ended 31 December 2016

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Moorfield Real Estate Fund II "B" Limited Partnership

Annual report and financial statements for the year ended 31 December 2016

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Moorfield Real Estate Fund II "B" Limited Partnership

Partnership information

General Partner

Moorfield Real Estate Fund II GP Limited
10 Grosvenor Street
Mayfair
London
W1K 4QB

Carried Interest Partner

Moorfield Real Estate Fund II CIP Limited
10 Grosvenor Street
Mayfair
London
W1K 4QB

Investment manager

Moorfield Investment Management Limited (authorised by the Financial Conduct Authority)
10 Grosvenor Street
Mayfair
London
W1K 4QB

Asset manager

Moorfield Group Limited
10 Grosvenor Street
Mayfair
London
W1K 4QB

Registered number

LP012497

Registered office

10 Grosvenor Street
Mayfair
London
W1K 4QB

Bankers

Lloyds Banking Group
London Chief Office
PO Box 54873
London
SW1Y 5WX

Independent auditors

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
1 Embankment Place
London
WC2N 6RH

Depository

Langham Hall UK Depositary LLP
5 Old Bailey
London
EC4M 7BA

Moorfield Real Estate Fund II "B" Limited Partnership

General Partner's report for the year ended 31 December 2016

The General Partner presents its annual report together with the audited financial statements of the Moorfield Real Estate Fund II "B" Limited Partnership (the "Partnership") for the year ended 31 December 2016.

Principal activity

The principal activity of the Partnership is investing in real estate and real estate related opportunities.

Results and dividends

The results for the year ended 31 December 2016 are shown on page 6. The loss for the financial year was £22,776,000 (2015 - £54,821,000). The partnership paid distributions to the Partners during the year of £22,804,000 (2015 - £72,778,000).

Business review

At 1 January 2016 the Partnership had £176,300,000 (2015 - £176,300,000) of commitments, which when combined with its parallel fund, the Moorfield Real Estate Fund II "A" Limited Partnership, totalled £388,830,000 (2015 - £388,830,000). Investments are made by the combined parallel Partnerships.

As at 31 December 2016 all partner loans had been fully repaid.

The Partnership received £12,776,000 of deferred consideration on 7 January 2016 from the disposal of its investment in Audley Court Limited.

The Partnership paid a distribution to the Partners of £22,804,000 on 8 January 2016

The Partnership has disposed of all of its investments

At year end the Partnership held Cash of £2,475,000 which the General Partner feels is sufficient to settle all outstanding liabilities.

The General Partner continues to operate the Partnership until the remaining investments have been sold, at the date of signing these financial statements the underlying investment properties have been sold and the General Partner has commenced the process of winding up the remaining legal entities, the General Partner expects this to be concluded in 2017.

Key performance indicators

The Partnership's investment objective is to invest in a diversified portfolio of commercial real estate and real estate related opportunities in the United Kingdom. At the date of signing these financial statements the partnership has disposed of all its underlying investments and is in the process of winding up the remaining legal entities, consequently there are no key performance indicators to report.

Principal risks and uncertainties facing the Partnership

The following identifies the Partnership's principal risks and the ways in which the General Partner manages and controls these risks:

(i) Liquidation costs

The costs of liquidating the Partnership and the underlying residual entities exceed the provisions made in the financial statements.

Each investment was held in a separate corporate structure which was wholly owned by the combined parallel Partnerships. The General partner and the Directors of the underlying entities have made estimates based on their knowledge of the warranties given at the time of disposal and estimates of the work involved by third party advisors.

Moorfield Real Estate Fund II "B" Limited Partnership

General Partner's report for the year ended 31 December 2016

Statement of General Partner's responsibilities in respect of the financial statements

The general partner is responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law, as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 (the "Regulations"), requires the general partner to prepare financial statements for each financial year. Under that law the general partner have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law). Under company law, as applied to qualifying partnerships, the general partner 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 qualifying partnership and of the profit or loss of the qualifying partnership for that period. In preparing the financial statements, the general partner is required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 qualifying partnership will continue in business.

The general partner is responsible for keeping adequate accounting records that are sufficient to show and explain the qualifying partnership's transactions and disclose with reasonable accuracy at any time the financial position of the qualifying partnership and enable them to ensure that the financial statements comply with the Companies Act 2006 as applied to qualifying partnerships by the Regulations.

The general partner is also responsible for safeguarding the assets of the qualifying partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure of information to auditors

So far as the General Partner in office at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the Partnership's auditors are unaware; and
- it has taken all the steps that it ought to have taken as General Partners in order to make itself aware of any relevant audit information and to establish that the Partnership'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 with Part 15 of the Companies Act 2006.

This report was approved by the board on 26/06/17 and signed on its behalf by

N Edwards
For Moorfield Real Estate Fund II GP Limited
General Partner

Moorfield Real Estate Fund II "B" Limited Partnership

Independent auditors' report to the members of Moorfield Real Estate Fund II "B" Limited Partnership

Report on the financial statements

Our opinion

In our opinion, Moorfield Real Estate Fund II "B" Limited Partnership's financial statements (the "financial statements"):

- give a true and fair view of the state of the qualifying partnership's affairs as at 31 December 2016 and of its loss and cash flows 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 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008.

Emphasis of matter - Basis of preparation

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in note 3 to the financial statements concerning the basis of preparation. The term of the Partnership expired on 16 June 2015 after which the Partnership has begun its liquidation pursuant to the terms of the Limited Partnership Agreement. Accordingly, the going concern basis of preparation is no longer appropriate and the financial statements have been prepared on a basis other than going concern as described in note 3 to the financial statements. Adjustments have been made in these financial statements to reclassify fixed assets and long-term liabilities as current assets and liabilities.

What we have audited

The financial statements, included within the Annual report and financial statements (the "Annual Report"), comprise:

- the Balance sheet as at 31 December 2016;
- the Statement of comprehensive income for the year then ended,
- the Cash flow statement for the year then ended;
- the Statement of changes in equity for the year then 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 United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice).

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

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.

Moorfield Real Estate Fund II "B" Limited Partnership

Independent auditors' report to the members of Moorfield Real Estate Fund II "B" Limited Partnership (continued)

General Partner's remuneration

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

Responsibilities for the financial statements and the audit

Our responsibilities and those of the general partner

As explained more fully in the Statement of General Partner's responsibilities, the general partner is 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) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinion, has been prepared for and only for the members of the qualifying partnership as a body in accordance with the Companies Act 2006 as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 and for no other purpose. We do not, in giving this opinion, 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 qualifying partnership's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the general partner; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the general partner's 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.

Jonathan Hook (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
26 June 2017

Moorfield Real Estate Fund II "B" Limited Partnership

Statement of comprehensive income for the year ended 31 December 2016

	Note	2016 £'000	2015 £'000
Administrative expenses		**(95)**	(1,537)
Fair value movement on investments		**-**	(363)
Operating loss	5	**(95)**	(1,900)
Profit on sale of investment		**89**	17,974
Interest receivable and similar income	7	**21**	353
Income from participating interests	6	**12**	1,530
Distributions to Partners		**(22,804)**	(72,778)
Loss on ordinary activities before taxation		**(22,776)**	(54,821)
Tax on profit on ordinary activities		**-**	-
Loss for the financial year		**(22,776)**	(54,821)
Total comprehensive income for the year		**(22,776)**	(54,821)

The notes on pages 10 to 15 form part of these financial statements

Moorfield Real Estate Fund II "B" Limited Partnership

Balance sheet as at 31 December 2016

	Note	2016 £'000	2015 £'000
Fixed assets			
Investments		-	-
		-	-
Current assets			
Investments	8	-	230
Debtors	9	**251**	13,003
Cash at bank and in hand		**2,475**	12,423
		2,726	25,656
Creditors: amounts falling due within one year	10	**(218)**	(372)
Net current assets		**2,508**	25,284
Total assets less current liabilities		**2,508**	25,284
Net assets		**2,508**	25,284
Represented by:			
Capital contribution accounts		**2**	2
Partner loan account		-	-
Revaluation reserve		-	-
Profit and loss account		**2,506**	25,282
Total equity		**2,508**	25,284

The financial statements on pages 6 to 15 were approved by General Partner on 26/06/17 and signed on its behalf by:

N Edwards
For Moorfield Real Estate Fund II GP Limited
General Partner

Moorfield Real Estate Fund II "B" Limited Partnership **Registered number: LP012497**

The notes on pages 10 to 15 are an integral part of these financial statements

Moorfield Real Estate Fund II "B" Limited Partnership

Statement of changes in equity

	Capital contributions accounts £'000	Partner loan accounts £'000	Revaluation reserve £'000	Profit and loss account £'000	Total £'000
At 1 January 2015 as restated	2	119,623	50,352	29,751	199,728
Repayment of Partner loans	-	(119,623)	-	-	(119,623)
Loss for the financial year	-	-	-	(54,821)	(54,821)
Transfer to profit and loss	-	-	(50,352)	50,352	-
At 1 January 2016	2	-	-	25,282	25,284
Repayment of Partner loans	-	-	-	-	-
Loss for the financial year	-	-	-	(22,776)	(22,776)
At 31 December 2016	**2**	-	-	**2,506**	**2,508**

The notes on pages 10 to 15 are an integral part of these financial statements.

Moorfield Real Estate Fund II "B" Limited Partnership

Cash flow statement for the year ended 31 December 2016

	Notes	2016 £'000	2015 £'000
Net cash from operating activities	12	**(226)**	(3,601)
Cash flow from investing activities			
Distribution from fixed asset investments		**304**	1,837
Redemption of fixed asset investments		**12,766**	216,576
Contribution to fixed asset investments		**-**	(20,022)
Interest received		**12**	46
Partner loan repaid in the year		**-**	(119,623)
Distributions paid to Partners		**(22,804)**	(72,777)
Net cash (used in)/generated from investing activities		**(9,722)**	6,035
Net (decrease)/increase in cash and cash equivalents		**(9,948)**	2,434
Cash and cash equivalents at the beginning of the year		**12,423**	9,989
Cash and cash equivalents at the end of the year		**2,475**	12,423
Cash and cash equivalents consists of:			
Cash at bank and in hand		**2,475**	12,423
Cash and cash equivalents		**2,475**	12,423

The notes on pages 10 to 15 are an integral part of these financial statements.

Moorfield Real Estate Fund II "B" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016

1 *General information*

The Partnership's principal activity during the financial year was investing in real estate and real estate related opportunities. The Partnership is a private limited partnership and is incorporated and domiciled in the UK. The address of the registered office is 10 Grosvenor Street, Mayfair, London, W1K 4QB.

2 Statement of compliance

The financial statements of Moorfield Real Estate Fund II "B" Limited Partnership 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, as applied to qualifying partnerships by the Partnerships (Accounts) Regulations 2008 (the "Regulations").

3 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated. The Partnership has adopted FRS 102 in these financial statements.

(a) Basis of preparation

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the revaluation of land and buildings. 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.

The initial term of the Partnership expired on 26 October 2015 and was extended by one year. The Partnership has begun its liquidation pursuant to the terms of the Limited Partnership Agreement. During liquidation, the General Partner is automatically named the Liquidating Trustee of the Partnership and the General Partnership is tasked with liquidating the Partnership's remaining assets, settling its remaining liabilities (including those due to the General Partner), and winding up the Partnership and its associated subsidiaries, joint ventures, and affiliates all in the best interests of the Partnership. As a result the Partnership no longer believes it is appropriate to apply the going concern basis in preparation of these financial statements and these financial statements have been prepared on a basis other than going concern. Accordingly, the Partnership's assets have been stated at their estimated recoverable amounts, the estimated costs of winding up the Partnership and its associated subsidiaries, joint ventures, and affiliates have been provided for, and the Partnership's fixed assets and long term liabilities have been re-classified as current, in the accompanying financial statements. The comparative financial information continues to be prepared on a going concern basis. The principal accounting policies, which have been applied consistently throughout the year, are set out below and, where necessary, have been updated to include any policies which are now considered significant given the presentation of the financial statements as at 31 December 2015 on a non-going concern basis.

(b) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the Group and value added taxes.

The Partnership bases its estimate of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash or cash equivalents is deferred, and the arrangement constitutes a financing transaction, the fair value of the consideration is measured as the present value of all future receipts using the imputed rate of interest.

The Partnership recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the Group retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow to the entity and (e) when the specific criteria relating to each of the Group's sales channels have been met, as described below.

Moorfield Real Estate Fund II "B" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

(b) Revenue recognition (continued)

Interest income

Interest income is recognised using the effective interest rate method.

Income from participating interests

Income from participating interest relates to distributions from fixed asset investments and is recognised when declared and approved.

(c) Fixed asset investments

The Partnership invests in a number of undertakings along with its parallel fund, Moorfield Real Estate Fund "B" Limited Partnership as detailed in note 8. In the individual financial statements of Moorfield Real Estate Fund "A" Limited Partnership and Moorfield Real Estate Fund "B" Limited Partnership the fixed asset investments are accounted for as investments in joint ventures. The General Partner has adopted the alternative accounting policy of carrying the fixed asset investments at a valuation reflecting the fair value of their assets and liabilities which approximate the book values. This treatment provides a fairer indication of the value of the investments made by the Partnership. Increases in value arising on the revaluation of fixed asset investments are carried to the revaluation reserve. Where an impairment in value of an asset occurs, the excess will be charged to the Profit and loss account to the extent it is not covered by a revaluation surplus.

(d) Taxation

The Partnership, as a transparent entity, is not subject to pay UK income tax. Any tax liabilities arising from the results of the Partnership are dealt with in the financial statements of the investing Partners

(e) Borrowing costs

All borrowing costs are recognised in the statement of comprehensive income in the period in which they are incurred.

(f) Impairment of non-financial assets

At each balance sheet date non-financial assets not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. The cash flows are discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the asset.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the statement of comprehensive income, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in statement of comprehensive income.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the statement of comprehensive income.

(g) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks and bank overdrafts. Bank overdrafts are shown within borrowings in creditors: amounts falling due within one year.

Moorfield Real Estate Fund II "B" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

(h) Financial instruments

The Partnership has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

(i) Financial assets

Basic financial assets, including other receivables and cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method. At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the statement of comprehensive income. If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in statement of comprehensive income.

Financial assets are derecognised when (i) the contractual rights to the cash flows from the asset expire or are settled, or (ii) substantially all the risks and rewards of the ownership of the asset are transferred to another party, or (iii) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including trade and other payables and loans from fellow group undertakings, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously

(i) Related party transactions

The Partnership 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.

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.

(a) Critical judgements in applying the entity's accounting policies

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

(b) Key accounting estimates and assumptions

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

Moorfield Real Estate Fund II "B" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

5 Operating loss

Operating loss is stated after charging:

	2016 £'000	2015 £'000
Fees payable to the Partnership's auditors for the audit of the financial statements	**12**	15
Other fees payable for tax advice	**29**	26

6 Income from participating interests

	2016 £'000	2015 £'000
Dividends received	**22**	1,530

7 Interest receivable and similar income

	2016 £'000	2015 £'000
Bank interest receivable	**12**	46
Interest receivable from participating interests	-	307
	12	353

8 Investments

	£'000
Valuation	
At 1 January 2016	230
Additions	64
Disposals	(225)
Revaluation	(69)
At 31 December 2016	-

Name	Country of incorporation	Principal activity	Share %	Ownership class
MREF II AC Holdings Sarl	Luxembourg	Holding entity	45.34%	Ordinary
AC Holdings Sarl*	Luxembourg	Holding entity	45.34%	Ordinary

*Indirect investment

The investments are jointly 100% owned with Moorfield Real Estate Fund II "A" Limited Partnership.

The General Partner believes that the carrying value of investments is supported by the fair value of the underlying net assets.

Moorfield Real Estate Fund II "B" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

9 Debtors

	2016 £'000	2015 £'000
Amounts owed by related party undertakings	248	197
Other taxation and social security	-	16
Other debtors	3	12,790
	251	13,003

Amounts owed by related party undertakings are unsecured, interest free and repayable on demand. Other debtors include £nil (2015 - £12,765,000) in respect of the disposal of Audley Court Limited (which was settled on the 7th January 2016).

10 Creditors: amounts falling due within one year

	2016 £'000	2015 £'000
Trade creditors		97
Accruals and deferred income	217	275
Other creditors including taxation and social security	1	-
	218	372

11 Financial instruments

The company has the following financial instruments.

	2016 £'000	2015 £'000
Financial assets		
Financial assets measured at amortised cost	251	13,003
Financial liabilities		
Financial liabilities measured at amortised cost	218	372

12 Notes to the statement of cash flows

	2016 £'000	2015 £'000
Operating loss	(95)	(1,537)
Movement in debtors	23	(53)
Movement in creditors	(154)	(2,011)
Net cash flow from operating activities	(226)	(3,601)

Moorfield Real Estate Fund II "B" Limited Partnership

Notes to the financial statements for the year ended 31 December 2016 (continued)

13 Related party transactions

The Partnership is operated in conjunction with the Moorfield Real Estate Fund II "A" Limited Partnership, its parallel fund. The two Partnerships, with respect to any investment in property, invest and divest on economic and non-economic terms that are the same. The respective interests of the two Partnerships in any investment in property are in proportion to the commitments of each of the Partnerships and they share pro-rata in any related investment expenses (Moorfield Real Estate Fund II "A" Limited Partnership: 54.7%, Moorfield Real Estate Fund II "B" Limited Partnership: 45.3%). Similarly the Partnership's bear any operating expenses on a pro rata basis (except to the extent that such expenses are specifically allocable to a particular Partnership).

The following amounts were identified as transactions with related parties in the year to 31 December 2016:

i) Dividend income of £nil (2015 - £1,530,000) from other related parties that Moorfield Real Estate Fund II "B" Limited Partnership holds as an investment, together with its parallel fund Moorfield Real Estate Fund II "A" Limited Partnership

ii) Interest income of £34,000 (2015 - £353,000) from related parties that Moorfield Real Estate Fund II "B" Limited Partnership holds as an investment, together with its parallel fund Moorfield Real Estate Fund II "A" Limited Partnership.

iii) Management fees of £nil (2015 - £1,230,672) paid to Moorfield Real Estate Fund II GP Limited.

iv) The Partnership received £12,765,000 of deferred consideration in 2016 from its disposal of its direct and indirect interest in Audley Court Limited, held through the 100% owned subsidiary, MREF II AC Sarl to Moorfield Audley Real Estate Fund "A" LP & Moorfield Audley Real Estate Fund "B" LP in 2015.

The following amounts were identified as balances due from related parties in the Balance Sheet as at 31 December 2016:

i) Fixed asset investments of £nil (2015 - £230,000) held pari passu with its parallel fund Moorfield Real Estate Fund II "A" Limited Partnership

ii) A receivable of £203,000 (2015 - £183,000) with Moorfield Group and its subsidiaries.

iii) A receivable of £14,000 (2015 - £14,000) with Moorfield Real Estate Fund "A" LP and Moorfield Real Estate Fund "B" LP.

iv) A receivable of £nil (2015 - £12,765,000) with Moorfield Audley Real Estate Fund "A" LP and Moorfield Audley Real Estate Fund "B" LP.