

Registration No: 8206654

CP Co 7 Limited

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the period ended 30 June 2016

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CP CO 7 LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2016

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CP CO 7 LIMITED
OFFICERS AND PROFESSIONAL ADVISERS
FOR THE PERIOD ENDED 30 JUNE 2016

Company number	8206654
Directors	Susan Lawrence (appointed 15 December 2016) Hugh Sayer (appointed 15 December 2016) David Langer (appointed 12 October 2012 - resigned 15 December 2016) Nita Savjani (appointed 1 July 2017) (alternate Director)
Company secretary	TMF Corporate Administration Services Limited
Registered office	400 Capability Green Luton Bedfordshire LU1 3AE United Kingdom
Independent auditor	Deloitte LLP Statutory Auditor 2 New Street Square London EC4A 3BZ United Kingdom
Banker	Royal Bank of Scotland 250 Bishopsgate London EC2M 4AA

CP CO 7 LIMITED
STRATEGIC REPORT
FOR THE PERIOD ENDED 30 JUNE 2016

CP Co 7 Limited ("the Company") is a private company limited by shares registered in England and Wales. The Company is domiciled in England and is a wholly-owned subsidiary of CP Co Borrower Ltd, a company incorporated in England.

As at 30 June 2016, the Company is part of the CP Topco Ltd group ("the Group") which was established to manage a portfolio of car parks purchased on 8 November 2012.

On 15 December 2016, CP Co Topco Limited, the Company's ultimate shareholder, sold 100% of its interests in CP Co Midco Limited, the indirect owner of the Company, to Chariot Lux Bidco S.à.r.l. (the "CP Co Acquisition").

PRINCIPAL ACTIVITIES AND REVIEW OF THE BUSINESS

The principal activity of the Company is that of property ownership and management with the aim of deriving a profit through the continued use or through an orderly sale of the investment properties.

The Company was incorporated on 7 September 2012 and commenced business on 8 November 2012.

STRATEGY, OBJECTIVES AND FUTURE DEVELOPMENTS

The strategies and objectives are considered at a group level.

At inception of trading all stakeholders agreed that the primary objective of the Group was to ensure the maximisation of cash inflows through the operation, management or potential disposal of investment properties and to generate any additional profits through rent collections, control of overhead costs and asset management initiatives. It is expected that the objectives of the Group will continue in this manner.

The Group's main key performance indicators (KPIs) are therefore the amount of cash it generates from operations and disposals, the increase in the value of its investment properties, the amount of debt that has been repaid and the decrease in the mark to market value of the swaps.

EVENTS AFTER THE REPORTING PERIOD

On 15 December 2016, CP Co Topco Limited, the Company's ultimate shareholder, sold 100% of its interests in CP Co Midco Limited, the indirect owner of the Company, to Chariot Lux Bidco S.à.r.l. As part of the CP Co acquisition the group settled all outstanding debt obligations with RBS. See note 18 for further details.

REVIEW OF PERFORMANCE

CP Co 7 Limited had a net loss for the year of £14,635,239 (2015: £2,194,587) after tax a loss of £4,142,400 (2015: £984,877) and has a net asset value as at the reporting date of £42,005,685 (2015: £56,640,924). The property valuation movement for the period amounted to a loss £16,739,666 (2015: £11,394,000).

The review of performance is considered at a group level.

- £16m (2015: £42m) of cash was generated by operations during the period.
- £78m (2015: £89m) of cash was generated by the disposal on investment properties.
- The investment properties as held at reporting date (decreased)/increased in value by -16% (2015: 14%) during the period.
- Debt financing was reduced by £56m (2015: £87m) through repayments 35% (2015: 12%).

Further details regarding the adoption of the going assumption is in the notes to the financial statements.

CP CO 7 LIMITED
STRATEGIC REPORT (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The principal financial risks and uncertainties that the Group faces are interest rate risk, liquidity risk and credit risk. These risks and how the Group manages these risks are discussed below.

The use of financial derivatives is limited to those derivatives undertaken in the original financing. These derivatives are interest rate swaps and inflation swaps used to hedge against interest rate fluctuations and inflation. The Group does not use derivative financial instruments for speculative purposes.

Interest rate risk

The Group's activities expose it primarily to the financial risks of changes in interest rates. The Group uses interest rate swap contracts to hedge these exposures.

Interest bearing liabilities are effectively held at fixed rates, through the use of interest rate swaps, to ensure certainty of cash flows.

Credit risk

The Group is exposed to credit risk arising from its financial assets, which are comprised of debtors and cash and cash equivalents.

The Group leases all of its properties to tenants. The financial stability of the tenant is monitored through consistent review of their financial performance and position, ensuring the stability of future cash flows.

The Group's credit risk, attributable to its trade receivables, is managed through requiring prepayment or rental demands in advance from trade receivables. This risk is therefore minimised by the Group's credit policy.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies. The majority of derivative financial instruments and cash on hand are held through the Royal Bank of Scotland which is assigned a Moody's credit rating of A3 (2015: A3) with a positive outlook beyond the reporting period.

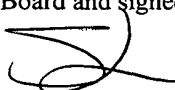
Liquidity risk

At period end, the Group's responsibility of liquidity risk management rested with the directors of CP Co Topco Limited, who formulated liquidity management tools to service this requirement. The principal policy objective in relation to liquidity is to ensure that the Group is able to access sufficient liquidity to meet its obligations as they become due, primarily servicing the repayment terms of the long term loans held at group level.

Management of liquidity risk is achieved by monitoring actual and forecasted cash flows. Recent forecasts have indicated that the liquidity in the current structure is sufficient to meet its obligations as they become due.

Approved by the Board and signed on its behalf by:

Susan Lawrence



Director

1 December 2017

CP CO 7 LIMITED
DIRECTORS' REPORT
FOR THE PERIOD ENDED 30 JUNE 2016

The directors have pleasure in presenting their report and the audited financial statements for CP Co 7 Limited for the period ended 30 June 2016.

DIRECTORS

The directors who served the Company during the period and to the date of approval of these financial statements were as follows:

- Susan Lawrence (appointed 15 December 2016)
- Hugh Sayer (appointed 15 December 2016)
- David Langer (appointed 12 October 2012 - resigned 15 December 2016)
- Nita Savjani (appointed 1 July 2017) (alternate Director)

RESULTS AND DIVIDENDS

The change in reporting period date from 31 December to 30 June results in a comparison of a full year's operations for 2015, and only 6 months for the period ended 30 June 2016.

The results for the period are set out in the statement of total comprehensive income on page 11. No dividend is recommended for the period (2015: £Nil).

GOING CONCERN

CP Co 7 Limited has a net asset value as at the period end of £42,005,685. As a result of the CP Co acquisition, the company is now part of the Chariot Lux Bidco Sarl group (the New Group). Due to the nature of the New Group's financing structure, the net asset value and liquidity position of the New Group is considered when assessing the going concern of each entity in the New Group.

CP Co Borrower Limited has a net asset value as at 30 June 2016 of £18,983,872. As at the date of signing this company is a direct subsidiary of Chariot Lux Bidco Sarl and incurs the majority of the administrative expenses at the UK level. All financing for the New Group is secured against the properties in the subsidiaries. Therefore, because of the nature of the New Group and financing structure, the net asset value and liquidity position of the New Group rather than the individual entities, is considered when assessing the going concern of each entity in the New Group.

The New Group has sufficient unrestricted cash resources to cover its liquidity requirements. The ability of the New Group to repay its borrowings is dependent on the cash inflows it receives from its investment properties. These cash inflows include rental and disposal receipts. The New Group's borrowings are long-term and are repayable to the extent that disposals are made and excess rental income after expenses are collected. Furthermore, the New Group holds sufficient unrestricted cash reserves to cover short-term creditors.

At period end, the New Group has a net asset value of £150,325,928. An analysis of future expected cash flows confirms that the New Group is expected to generate positive net cash flows and will be able to meet its commitments as and when they fall due.

After making enquiries, the directors have a reasonable expectation that the New Group has adequate resources to continue in operational existence for the foreseeable future. Accordingly the Company continues to adopt the going concern basis in preparing the financial statements.

PROVISION OF INFORMATION TO THE AUDITOR

The directors' at the date of approval of this report confirm that:

- so far as each director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- each director has taken all the steps that he/she ought to have taken as a director in order to make herself/himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

CP CO 7 LIMITED
DIRECTORS' REPORT (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

DIRECTORS' INDEMNITY PROVISION

Qualifying third party indemnity insurance for the benefit of each director was in place as at the reporting date and as at the date of signing of the financial statements.

INFORMATION DISCLOSED IN THE STRATEGIC REPORT

The following information is not shown in the Directors' Report because it is shown in the Strategic Report as required by S414C(11) of the Companies Act 2006:

- Principal activities and review of the business
- Strategy, objectives and future developments
- Review of performance
- Financial risk management objectives and policies

AUDITOR

Deloitte LLP have expressed their willingness to continue in office and arrangements are being made for Deloitte LLP to be reappointed as auditor in the absence of an Annual General Meeting.

Approved by the Board and signed by:



Susan Lawrence

Director

1 December 2017

CP CO 7 LIMITED
STATEMENT OF DIRECTORS' RESPONSIBILITIES
FOR THE PERIOD ENDED 30 JUNE 2016

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice - including the Financial Reporting Standard 102 (United Kingdom Accounting Standards and applicable law).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors' are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006.

They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CP CO 7 LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CP CO 7 LIMITED
FOR THE PERIOD ENDED 30 JUNE 2016

We have audited the financial statements of CP Co 7 Limited for the period ended 30 June 2016 which comprise the Statement of total comprehensive income, the statement of financial position, the statement of changes in equity and the related notes 1 to 20. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2016 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matters prescribed by the Companies Act 2006

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

- the information given in the Strategic Report and the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

CP CO 7 LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CP CO 7 LIMITED
FOR THE PERIOD ENDED 30 JUNE 2016 (continued)

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

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



Sara Tubridy FCA (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Statutory Auditor
London United Kingdom
5 December 2017

CP CO 7 LIMITED
STATEMENT OF TOTAL COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 JUNE 2016

	Notes	6 Months ended 30 June 2016 GBP	Year ended 31 December 2015 GBP
Revenue	2	6,832,454	13,112,300
Property expenses	3	(1,296,264)	(1,793,771)
GROSS PROFIT		5,536,190	11,318,529
OPERATING EXPENSES			
Administrative expenses	4	(5,702)	(91,759)
OPERATING PROFIT		5,530,488	11,226,770
Fair value movements in investment property	5	(16,287,228)	10,498,118
(LOSS) / PROFIT ON ORDINARY ACTIVITIES BEFORE FINANCE CHARGES		(10,756,740)	21,724,888
Net finance charges	6	(8,020,899)	(18,545,424)
(LOSS) / PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		(18,777,639)	3,179,464
Tax on (loss) / profit on ordinary activities	7	4,142,400	(984,877)
(LOSS) / PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		(14,635,239)	2,194,587
(LOSS) / PROFIT FOR THE FINANCIAL PERIOD / YEAR		(14,635,239)	2,194,587
Other comprehensive income		-	-
TOTAL COMPREHENSIVE (LOSS) / INCOME FOR THE FINANCIAL PERIOD / YEAR		(14,635,239)	2,194,587


The notes on pages 14 to 26 are an integral part of these financial statements.

CP CO 7 LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2016

	Notes	30 June 2016 GBP	31 December 2015 GBP
FIXED ASSETS			
Investment property	9	151,610,191	175,036,217
CURRENT ASSETS			
Debtors	10	79,358,081	29,543,814
Other receivables		1,325,000	825,000
TOTAL CURRENT ASSETS		80,683,081	30,368,814
TOTAL ASSETS		232,293,272	205,405,031
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			
Creditors	11	48,949,502	3,235,046
Short term portion of long term debt	12	21,897,694	19,658,058
Short term portion of derivative instruments	13	2,009,900	1,751,510
Short term portion of amounts payable under finance leases	14	269,883	284,131
TOTAL CURRENT LIABILITIES		73,126,979	24,928,745
NET CURRENT ASSETS		7,556,102	5,440,069
TOTAL ASSETS LESS CURRENT LIABILITIES		159,166,293	180,476,286
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR			
Long term debt	12	69,120,855	66,863,923
Derivatives at fair value	13	8,205,856	8,180,364
Amounts payable under finance leases	14	39,665,308	44,480,086
Deferred tax	8	168,589	4,310,989
NET ASSETS		42,005,685	56,640,924
CAPITAL AND RESERVES			
Called-up share capital	15	1	1
Profit and loss account		42,005,684	56,640,923
SHAREHOLDER'S FUNDS		42,005,685	56,640,924

The notes on pages 14 to 26 are an integral part of these financial statements.

The financial statements of CP Co 7 Limited were approved by the director and authorised for issue on the 1st of December 2017. They were signed by:


 Susan Lawrence

Director

Company number: 8206654

CP CO 7 LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 JUNE 2016

	Called-up share capital GBP	Profit and loss account GBP	Total GBP
At 1 January 2015	1	54,446,336	54,446,337
Total comprehensive income for the financial year	-	2,194,587	2,194,587
At 31 December 2015	1	56,640,923	56,640,924
Total comprehensive loss for the financial period	-	(14,635,239)	(14,635,239)
At 30 June 2016	1	42,005,684	42,005,685

The notes on pages 14 to 26 are an integral part of these financial statements.

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2016

1 GENERAL INFORMATION AND ACCOUNTING POLICIES

Introduction

CP Co 7 Limited is a private company limited by shares, incorporated in the United Kingdom and registered in England and Wales and having its registered address at 400 Capability Green, Luton, Bedfordshire, United Kingdom, LU1 3AE. The Company is domiciled in England and is a wholly-owned subsidiary of CP Co Borrower Ltd, a company incorporated in England.

Accounting policies

The principal accounting policies are summarised below. These policies have been applied consistently to the current period and prior year.

Basis of preparation

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment property and financial instruments, and in accordance with applicable United Kingdom Generally Accepted Accounting Practice - including the Financial Reporting Standard 102 as issued by the Financial Reporting Council. The functional currency of the Company is Pound Sterling (GBP). As 30 June 2016 the Company is a wholly owned subsidiary it meets the definition of a qualifying entity and has taken the exemption under the terms of FRS102 from preparing a statement of cash flows, as its cash flows are included in the consolidated financial statements of CP Midco Limited, which publishes a statement of cash flows. A copy of the Group accounts can be obtained at the address on page 3.

Financial Reporting Standard 102 - reduced disclosure exemption

The company has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102.

- the requirements of Section 7 of Statement of Cash Flows.

Going concern

CP Co 7 Limited has a net asset value as at the period end of £42,005,685. As a result of the CP Co acquisition, the company is now part of the Chariot Lux Bidco Sarl group (the New Group). Due to the nature of the New Group's financing structure, the net asset value and liquidity position of the New Group is considered when assessing the going concern of each entity in the New Group.

CP Co Borrower Limited has a net asset value as at 30 June 2016 of £18,983,872. As at the date of signing this company is a direct subsidiary of Chariot Lux Bidco Sarl and incurs the majority of the administrative expenses at the UK level. All financing for the New Group is secured against the properties in the subsidiaries. Therefore, because of the nature of the New Group and financing structure, the net asset value and liquidity position of the New Group rather than the individual entities, is considered when assessing the going concern of each entity in the New Group.

The New Group has sufficient unrestricted cash resources to cover its liquidity requirements. The ability of the New Group to repay its borrowings is dependent on the cash inflows it receives from its investment properties. These cash inflows include rental and disposal receipts. The New Group's borrowings are long-term and are repayable to the extent that disposals are made and excess rental income after expenses are collected. Furthermore, the New Group holds sufficient unrestricted cash reserves to cover short-term creditors.

At period end, the New Group has a net asset value of £150,325,928. An analysis of future expected cash flows confirms that the New Group is expected to generate positive net cash flows and will be able to meet its commitments as and when they fall due.

After making enquiries, the directors have a reasonable expectation that the New Group has adequate resources to continue in operational existence for the foreseeable future. Accordingly the Company continues to adopt the going concern basis in preparing the financial statements.

1 GENERAL INFORMATION AND ACCOUNTING POLICIES (continued)

Tangible fixed assets

Investment properties for which fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in profit or loss.

Revenue

Revenue is mainly comprised of rental income from tenants and is stated net of VAT. Base rent represents principal rental income from contracts and is recorded at the contractual value after taking into account the effects of rental smoothing over the lease term. Base rent is received on a quarterly basis.

Where payments are received from customers in advance of the period to which they relate, the amounts are recorded as deferred income and included as part of creditors due within one year.

Rental smoothing adjustments are recognised on a straight line basis over the period of the lease contract.

Turnover rent represents carpark revenue earned by the tenant on behalf of CP CO on a pre-agreed basis. The turnover rent is recognised in the period it is earned and is received annually in arrears.

Head rent is the rental income for the leasehold properties which is recovered from the tenants. The head rent is recognised in the period it is earned and is received on a quarterly basis.

Turnover rent and head rent are paid on leasehold properties and a corresponding expense is raised simultaneously. Payments of head rent occur on a quarterly basis to the landlord. Turnover rent is paid on an annual basis to the landlord.

Taxation

Current UK corporation tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the period/year end.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the period/year end where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the period/year end. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference.

Deferred tax relating to investment property is measured using the tax rates and allowances that apply to sale of the asset.

1 GENERAL INFORMATION AND ACCOUNTING POLICIES (continued)

Financial Assets, Financial Liabilities and Equity

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit and loss, which are initially measured at fair value value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to off set the recognised amounts and the company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

The Company has applied the principles of sections 11 and 12 of FRS 102 in the measurement and presentation of financial assets and liabilities. Financial liabilities are recognised when the company becomes party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its liabilities.

A financial liability is measured initially at the transaction price, which equals the fair value of the goods or services acquired in exchange for incurring the liability and include initial costs incurred in originating the finance liabilities.

Financial liabilities that meet the conditions in paragraph 11.8(b) are measured at amortised cost using the effective interest method.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires. At the time of settlement of any or all of the financial liabilities of the Company, any remaining unwound difference between the carrying value and the gross capital (discount), related to the gross settled capital portion of the financial liabilities, will be unwound as the liability is deemed to have matured (deemed to have become repayable) at that date. The amount of discount unwound is calculated as the proportion of the capital portion of the financial liabilities, settled to the total initial capital of the loan, multiplied by the unwound discount remaining in the entity at the time of settlement.

This treatment ensures that the entity matches the benefits derived from the sale of an asset, with the cost of unwinding the discount component of debt. Any remaining discount will continue to be unwound over the original discounting period, determined by the nature of the underlying financial liability.

Non-basic financial liabilities (derivative instruments) are subsequently measured at fair value and movements recognised within interest, in accordance with the provisions of section 12 of FRS 102. The policy is to recognise movements in fair value in net finance charges, in profit or loss.

Finance costs

Finance costs of financial liabilities are recognised in the profit and loss account over the term of such instruments at a constant rate on the carrying amount, unless the substance of the financial instrument dictates otherwise.

Interest on basic financial liabilities held at amortised cost is recognised at the initial effective rate calculated at inception of the financial instrument based on the expectation of interest charged on the instrument and re-payment patterns to maturity. The effective rate is a compound rate which is comprised of the actual interest charged by the lender and the amortisation of any discount element of the financial liability. Any differences in the carrying value resulting from changes in LIBOR or re-payment patterns are reflected in finance costs as a "true-up" adjustment at the end of each reporting period; these adjustments are included in finance costs.

The unwinding of the discount on intercompany loan instruments, including any immediate unwinding occurring when the underlying loan is settled, is classified as a finance charge and is recognised in profit and loss in the period in which it has accrued to the entity. The systematic unwinding of the discount is included as part of the initial effective interest rate described above.

1 GENERAL INFORMATION AND ACCOUNTING POLICIES (continued)

Finance costs (continued)

Any movements resulting from the fair valuation of the carrying value of the LPI Mirror derivative financial instrument (please refer below for the description of this instrument) are set off against any amounts paid or receipted in servicing the LPI Mirror derivative financial instrument. The net effect is recognised as finance charges in the period to which those finance charges relate (in the period in which they have occurred).

Derivative financial instruments

The Company uses derivative financial instruments to reduce exposure to interest rates and market rental movements. The Company does not hold or issue derivative financial instruments for speculative purposes.

Derivative financial instruments are measured initially at the fair value at the date the contract is entered into and are subsequently remeasured to fair value at each reporting date. The resulting gain or loss is recognised in profit and loss immediately as none of the derivatives are designated as effective hedging instruments.

The LPI Mirror swap (entered into by the entity for the purposes of smoothing cash flows receivable on rental contracts by fixing the annual rate of rental increase), is treated as a derivative financial instrument. Any movements in the fair value of the derivative financial instrument are set off against any amounts paid or receipted in servicing the financial instrument. The net effect is recognised as finance charges in the period to which those finance charges relate.

The LPI Mirror swap is fair valued subsequent to initial measurement in accordance with section 12 of FRS 102 and the fair valuation movements are recognised directly in profit and loss in the period in which they occur.

Finance lease asset and liability

The entity accounts for finance lease liabilities in respect of the leasehold investment properties at amortised cost and unwinds these over the lifetime of the lease. The entity only accounts for long term leases, those with periods remaining that are greater than 50 years as at 8 November 2012, as finance leases as this period is sufficiently long enough to allow us to assume that the head rent paid for the rent on long leasehold properties, present valued, would arrive at the market value of the property. This is because any individual looking to assign a fair value to the freehold portion of the property would look at the terms of the current leases on the property and would therefore factor this head rental yield into their calculation of fair market value.

The liabilities and assets are initially recognised at the present value of the minimum lease payments. The payments are discounted using the weighted average cost of capital of the Group; because the Group financing structure flows to the property entities and finances their purchase, this is deemed an appropriate imputed rate.

Head rent payments are treated as payments in respect of the finance lease. Any difference between the payments and the unwinding of interest (amortisation of the liability) is treated as a revaluation of the asset in order to maintain an asset value equal to the liability value. This revaluation is recognised through profit and loss in the period in which it occurs.

Operating leases

Operating leases which are subject to, or partially subject to, fixed and determinable periodic increases are treated in accordance with paragraph 25 of section 20 of FRS 102 whereby the rental income is recognised on a straight line basis over the period of the lease. This gives rise to a rental smoothing adjustment which is a component of revenue as detailed in note 2. The resulting balance forms a part of the fair value of the investment property in note 9.

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

1 GENERAL INFORMATION AND ACCOUNTING POLICIES (continued)

Impairment

Assets not excluded under the provisions of paragraph 1 of FRS 102 section 27 are assessed annually for impairment. Assets are tested by considering the recoverable amount and comparing this to the carrying amount. Any impairments or impairment reversals arising during the period/year are recognised directly in the statement of comprehensive income in the period in which they occur.

Fair value measurement

For assets that are subject to fair valuation, the best evidence of fair value is a quoted price for an identical asset in an active market; this is the case with quoted investments or derivative financial instruments where the fair value is quoted by the issuer. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, the fair value is estimated by using a valuation technique.

Critical accounting judgements and key sources of estimation

The net initial yield used to discount the future cash flows of the property to a present fair value is considered by management to be the only key accounting judgement affecting the financial statements. Management obtains comfort over the accuracy of this judgement through the assistance provided by external professional valuers and internally by members of the Company that have sufficient knowledge and expertise and are sufficiently involved in and aware of current market conditions that may influence the discount factor.

Management does not make any other estimates relating to any balances or classes of transaction that are reflected in the financial statements. There are no provisions raised in the financial statements and all accruals raised are determinable by reference to contractual agreements or quotes and therefore require no estimation on the part of management.

2 REVENUE

	6 Months ended 30 June 2016	Year ended 31 December 2015
	GBP	GBP
All revenue is from a UK source		
Base rent	3,889,335	7,864,908
Rental smoothing adjustment	334,560	744,768
Turnover rent	559,489	497,156
Head rent	1,782,988	3,621,435
Insurance	199,694	232,629
Service charge	66,388	148,415
Other revenue	-	2,989
Total revenue	<u>6,832,454</u>	<u>13,112,300</u>

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

3	PROPERTY EXPENSES	6 Months ended 30	Year ended 31
		June 2016	December 2015
		GBP	GBP
	Turnover rent payable	559,489	497,156
	Head rent payable	470,693	912,582
	Insurance payable	199,694	232,629
	Service charge payable	66,388	148,415
	Other cost of sales	-	2,989
	Total property expenses	1,296,264	1,793,771
4	ADMINISTRATIVE EXPENSES	6 Months ended 30	Year ended 31
		June 2016	December 2015
		GBP	GBP
	Audit fees	3,884	4,553
	Professional fees	1,818	87,204
	Other administrative expenses	-	2
	Total administrative expenses	5,702	91,759
The Company had no employees during the current period and prior year.			
5	FAIR VALUE MOVEMENTS IN INVESTMENT PROPERTY	6 Months ended 30	Year ended 31
		June 2016	December 2015
		GBP	GBP
	Fair valuation of investment property	(17,074,226)	10,649,232
	Profit / (loss) on sale of asset	786,998	(151,114)
	Total other income	(16,287,228)	10,498,118
6	NET FINANCE CHARGES	6 Months ended 30	Year ended 31
		June 2016	December 2015
		GBP	GBP
	Interest on intercompany loan	3,029,915	6,697,636
	Interest on intercompany LPI swaps	283,882	(1,367,471)
	Unwinding of loan discounts	3,382,845	10,503,150
	Finance costs on finance leases	1,324,257	2,712,228
	Interest on property sale deposits	-	(119)
	Total finance charges	8,020,899	18,545,424
7	TAX ON (LOSS) / PROFIT ON ORDINARY ACTIVITIES	6 Months ended 30	Year ended 31
		June 2016	December 2015
		GBP	GBP
	UK corporation tax		
	Current tax on (loss) / profits for the period/year	-	-
	Total current tax	-	-

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

7 TAX ON (LOSS) / PROFIT ON ORDINARY ACTIVITIES (continued)

	6 Months ended 30 June 2016 GBP	Year ended 31 December 2015 GBP
Deferred tax		
Origination and reversal of timing differences	3,468,144	(1,086,111)
Adjustment in respect of prior periods	1,032,274	-
Effect of tax rate change on opening liability	(358,018)	101,234
Total deferred tax	4,142,400	(984,877)
Taxation on (loss) / profit on ordinary activities	4,142,400	(984,877)
Factors affecting tax charge for the period/year		
The tax (charge) is made up as follows:		
(Loss) / profit before income tax	(18,777,639)	3,179,464
	3,755,528	(643,842)
Current tax raised at the standard rate of corporation tax in the UK of 20.00% (2015: 20.25%)		
Disposal of fixed assets and capital gains	(257,849)	-
Adjustment from previous period	1,032,273	-
Non-taxable profits	66,912	2,156,470
Non-deductible expenses	(96,446)	(1,162,920)
Group relief being surrendered for nil consideration	-	(349,708)
Effects of changes in the tax rate	(358,018)	101,234
Deferred tax movements	-	(1,086,111)
Total tax (charge) for the period/year	4,142,400	(984,877)

Factors that may affect future tax charges

The standard rate of tax applied to reported profit on ordinary activities is 20.00% (2015: 20.25%). The applicable tax rate has changed following the substantive enactment of the Finance Act (No. 2) 2015 from 20% to 19% (effective from 1 April 2017) and from 19% to 18% (effective from 1 April 2020).

A change to the UK corporation tax rate was announced in the Chancellor's Budget on 16 March 2016. The change announced is to reduce the main rate to 17% from 1 April 2020. As the change to 17% had not been substantively enacted at the balance sheet date its effects are not included in these financial statements. The overall effect of that change, if it had applied to the deferred tax balance at the balance sheet date, would be to reduce the deferred tax liability by an additional £9,366 and reduce the tax expense for the period by £9,366.

8 DEFERRED TAX

The Company's deferred tax is detailed as below;

	30 June 2016 GBP	31 December 2015 GBP
Deferred tax asset / (liability) is comprised as follows:		
Deferred tax raised on property valuations	(477,520)	3,266,396
Short term timing differences	62,922	1,044,593
Losses	246,009	-
	(168,589)	4,310,989

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

8 DEFERRED TAX (continued)

	Deferred tax on property revaluations	Deferred tax on other differences	Losses	Total
	GBP	GBP	GBP	GBP
Balance at start of period / year	(3,266,396)	(1,044,593)	-	(4,310,989)
Effects of changes in tax rates	(341,110)	(3,960)	(12,948)	(358,018)
Temporary differences raised or realised	3,129,986	1,111,475	258,957	4,500,418
Balance at period end / year end	(477,520)	62,922	246,009	(168,589)

The Company has recognised deferred tax at the rate at which the timing differences are expected to reverse. Deferred tax liabilities have been raised at a range of rates between 19% and 20% in the current period (2015: 18.6% - 19%).

9 INVESTMENT PROPERTY

2016	Long leasehold land and buildings	Short leasehold land and buildings	Total
	GBP	GBP	GBP
Net book value			
At 1 January 2016	85,267,000	45,005,000	130,272,000
Disposals	(1,355,835)	(501,499)	(1,857,334)
Re-classifications	(2,660,000)	2,660,000	-
Fair valuation and rental smoothing adjustment	(3,701,165)	(13,038,501)	(16,739,666)
At 30 June 2016	77,550,000	34,125,000	111,675,000
Finance lease asset	39,935,191	-	39,935,191
Total investment property at 30 June 2016	117,485,191	34,125,000	151,610,191
2015			
Net book value			
At 1 January 2015	99,873,000	32,325,000	132,198,000
Disposals	(13,320,000)	-	(13,320,000)
Re-classifications	(10,200,000)	10,200,000	-
Fair valuation and rental smoothing adjustment	8,914,000	2,480,000	11,394,000
At 31 December 2015	85,267,000	45,005,000	130,272,000
Finance lease asset	44,764,217	-	44,764,217
Total investment property at 31 December 2015	130,031,217	45,005,000	175,036,217

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

9 INVESTMENT PROPERTY (continued)

The carrying value of properties at period end comprises the following:

	Long Leasehold Land and buildings	Short Leasehold Land and buildings	Total
	GBP	GBP	GBP
Cost	54,727,280	16,627,146	71,354,426
Fair valuations	22,822,720	17,497,854	40,320,574
	<u>77,550,000</u>	<u>34,125,000</u>	<u>111,675,000</u>

The carrying value of properties for the year ending 2015 comprises the following:

	Long Leasehold Land and buildings	Short Leasehold Land and buildings	Total
	GBP	GBP	GBP
Cost	57,594,554	15,091,241	72,685,795
Fair valuations	27,672,446	29,913,759	57,586,205
	<u>85,267,000</u>	<u>45,005,000</u>	<u>130,272,000</u>

The Group's policy is to fair value the investment property portfolio at each reporting date. The independent valuers engaged to perform the valuation are qualified members of the Royal Institute of Chartered Surveyors. The valuation performed by the independent valuers was at 30 June 2016.

Investment properties are valued by adopting the 'investment method' of valuation. This approach involves applying market-derived yields to current and market-derived future income streams with appropriate adjustments for income voids arising from vacancies or rent-free periods. These capitalisation yields and future income streams are derived from comparable property and leasing transactions and are considered to be the key inputs in the valuation. Other factors that are taken into account in the valuations include the tenure of the property, tenancy details and ground and structural conditions. Management obtains comfort over the accuracy of this judgement through the assistance provided by external professional valuers and internally by members of the Company that have sufficient knowledge and expertise and are sufficiently involved in and aware of current market conditions that may influence the discount factor.

At the period end the company expects to receive a minimum of £7,167,657 (2015: £7,963,328) in rental receipts in the next year. £38,012,701 (2015: £33,479,332) between one and five years and £144,660,405 (2015: £176,251,274) between five years and the end of the lease. The properties owned at the reporting date are subject to non-cancellable leases.

10 DEBTORS

	30 June 2016	31 December 2015
	GBP	GBP
Prepayments	849,527	1,001,094
Amount owing from holding company	<u>78,508,554</u>	<u>28,542,720</u>
Total debtors	<u>79,358,081</u>	<u>29,543,814</u>

All intercompany transactions are conducted at an arms length basis.

11 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30 June 2016	31 December 2015
	GBP	GBP
Accruals and deferred income	3,439,466	3,235,046
Amount owing to holding company	45,508,641	-
Amount owing to other subsidiaries	1,395	-
Total creditors	<u>48,949,502</u>	<u>3,235,046</u>

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

12 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	30 June 2016	31 December 2015
	GBP	GBP
Intercompany loans with parent company		
Gross Loan originally allocated	130,301,685	130,301,046
Gross discount originally allocated	(46,899,689)	(46,899,689)
Discount unwound	17,242,880	13,860,035
Accrued Interest on loans and swaps	27,151,568	24,121,653
Loan settlements through sale	(36,777,895)	(34,861,064)
Total long term loans	91,018,549	86,521,981
Short term portion of long term loans	(21,897,694)	(19,658,058)
Net long term loans	69,120,855	66,863,923
Between one and two years	69,120,855	-
Between two and five years	-	66,863,923
	69,120,855	66,863,923

The intercompany loans owing to the parent company comprises the following:

Long term loans 1A and 1B are owing to CP Co Borrower Limited (its immediate holding company). The loan values outstanding as at period / year end are £52,709,348 (2015: £52,881,044) and £23,442,206 (2015: £22,069,166) respectively. Of the amounts outstanding at period / year end £15,036,979 (2015: £13,600,593) and £6,860,715 (2015: £6,057,465) respectively are on demand within one year. The loans mature on 9 November 2017.

Long term loans 1A and 1B accrue interest at 7.36% (2015: 7.36%) and 7.19% (2015: 7.19%) respectively. These loans are secured by the investment properties in note 9.

Long term loans 2A and 2B are owing to CP Co Borrower Limited (its immediate holding company). The loan values outstanding as at period / year end are £10,660,855 (2015: £8,460,317) and £4,206,140 (2015: £3,111,454) respectively. The loans mature on 9 November 2017. The loans are not repayable on demand.

Long term loans 2A and 2B both accrue interest at 3.28% (2015: 3.28%) and LIBOR of 0.59% (2015: 0.59%). These loans are secured by the investment properties in note 9.

13 DERIVATIVES	30 June 2016	31 December 2015
	GBP	GBP
	Fair Value	Fair Value
LPI Mirror swaps held with parent company		
Gross loan originally allocated	11,455,099	11,455,099
Fair valuation and Interest on swaps	(3,249,243)	(3,274,735)
Accrued interest on loans and swaps	2,009,900	1,751,510
LPI Mirror swaps held with parent company	10,215,756	9,931,874
Short term portion of LPI swap with parent company	(2,009,900)	(1,751,510)
Net long term portion of derivative instruments	8,205,856	8,180,364
After five years	8,205,856	8,180,364

The counterparty to the LPI mirror swap is CP Co Borrower Limited (its immediate holding company). The LPI value outstanding as at period end is £10,215,756 (2015: £9,931,874). The LPI mirror swap matures on 27 April 2027.

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

13 DERIVATIVES AT FAIR VALUE (continued)

The Company uses the LPI swap derivatives to manage its exposure to rental escalation movements on its rental income with banks valued by RBS. The fair values are based on market values of an equivalent instruments at the period/year end and are those as quoted by the lender. No adjustment has been made for own credit risk as this component is deemed to be immaterial; the fair value therefore approximates the amount that the entity would be required to pay to the lender at maturity.

The LPI swap contracts with nominal values of £10,215,756 (2015: £9,931,874) have fixed LPI adjustment payments at an average rate of 9.50% (2015: 9.50%) for periods up until 2027.

The LPI swap value is secured by the investment properties in note 9.

14 FINANCE LEASES PAYABLE

	30 June 2016	31 December 2015
	GBP	GBP
Current finance lease payable	269,883	284,131
Non - current finance lease payable	39,665,308	44,480,086
	<u>39,935,191</u>	<u>44,764,217</u>

The Company holds a leasehold interest in several properties in its portfolio. Accordingly it accounts for the present value of the future payments associated with those leasehold interest here these are held over the long term. The Company defined long term as any leasehold interest that expires after 50 or more years and classifies such investment property as long leasehold investment property. There is no part of the leasing arrangement so unusual that it requires additional disclosure.

The Company has recognised a separate leasehold asset that forms part of the carrying value of investment property; please refer to note 9. The Group has used a pre-tax WACC of 5.78% (2015: 5.78%) to discount the future payments to the present value.

Amounts payable under finance leases

	Minimum lease payments		Present value of minimum lease payments	
	30 June 2016	31 December 2015	30 June 2016	31 December 2015
	GBP	GBP	GBP	GBP
No later than one year	2,438,244	2,724,145	2,305,078	2,575,364
More than one year but no later than five years	9,752,980	10,896,580	8,028,281	8,969,649
More than five years	<u>115,619,106</u>	<u>132,563,965</u>	<u>29,601,832</u>	<u>33,219,204</u>
Less finance costs not yet incurred	<u>(87,875,139)</u>	<u>(101,420,473)</u>	-	-
Present value of minimum lease payments	<u>39,935,191</u>	<u>44,764,217</u>	<u>39,935,191</u>	<u>44,764,217</u>

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

15 CALLED-UP SHARE CAPITAL

	30 June 2016	31 December 2015
	GBP	GBP
Allotted, called-up and fully-paid		
1 Ordinary share of £1	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

All issued share capital is classified as equity. One ordinary share was issued at par value on incorporation of the Company.

16 FINANCIAL RISK MANAGEMENT

The financial risk management objectives and policies are considered at a group level.

The principal risks that the Group faces are interest rate risk, liquidity risk and credit risk. These risks, and how the Group manages these risks are discussed below.

The use of financial derivatives is limited to those derivatives undertaken in the original financing. These derivatives are interest rate swaps and inflation swaps used to hedge against interest rate fluctuations and inflation. Any further investment in derivative interest swaps will be governed by the Group's board of directors, who manage these risks. The Group does not use derivative financial instruments for speculative purposes.

Interest rate risk

The Group's activities expose it primarily to the financial risks of changes in interest rates. The Group uses interest rate swap contracts to hedge these exposures.

Interest bearing liabilities are effectively held at fixed rates, through the use of interest rate swaps, to ensure certainty of cash flows.

Credit risk

The Group is exposed to credit risk arising from its financial assets, which are comprised of other receivables and cash and cash equivalents.

The Group leases all of its properties to one tenant. The financial stability of the tenant is monitored through consistent review of their financial performance and position, ensuring the stability of future cash flows.

The Group's credit risk, attributable to its trade receivables, is managed through requiring prepayment or rental demands in advance from trade receivables. This risk is therefore minimised by the Group's credit policy.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies. The majority of derivative financial instruments and cash on hand are held through the Royal Bank of Scotland which is assigned a Moody's credit rating of A3 (2015: A3) with a positive outlook during this reporting period.

Liquidity risk

The Group's responsibility of liquidity risk management rests with the directors of CP Co Topco Limited, who has formulated liquidity management tools to service this requirement. The principal policy objective in relation to liquidity is to ensure that the Group is able to access sufficient liquidity to meet its obligations as they become due, primarily servicing the repayment terms of the long term loans held at group level.

Management of liquidity risk is achieved by monitoring actual and forecasted cash flows. Recent forecasts have indicated that the Group's liquidity is sufficient to meet its obligations as they become due.

CP CO 7 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 30 JUNE 2016

17 FINANCIAL ASSETS AND LIABILITIES	30 June 2016	31 December 2015
	GBP	GBP
Finance lease asset held at amortised value	39,935,191	44,764,217
Finance lease liability held at amortised value	(39,935,191)	(44,764,217)
Long term loans measured at amortised cost	(91,018,549)	(86,521,981)
Derivatives held at fair value through profit and loss	(10,215,756)	(9,931,874)
Amount owing from holding company	78,508,554	28,542,720
Amount owing to holding company	(45,508,641)	-
Net financial liabilities	<u>(68,234,392)</u>	<u>(67,911,135)</u>
Profit and (loss) impact of the financial assets and liabilities		
Amortisation of finance lease asset held at amortised value	(71,407)	2,710,600
Amortisation of finance lease liability held at amortised value	(1,252,850)	(5,422,828)
Interest on long term loans	(3,029,915)	(6,697,636)
Discount on long term loans	(3,382,845)	(10,503,150)
Interest and fair valuation of derivatives	(283,882)	1,367,471
Interest received on cash balances and deposits	-	119
	<u>(8,020,899)</u>	<u>(18,545,424)</u>

18 EVENTS AFTER THE REPORTING PERIOD

On 15 December 2016, CP Co Topco Limited, the Company's ultimate shareholder, sold 100% of its interests in CP Co Midco Limited, the indirect owner of the Company, to Chariot Lux Bidco S.à.r.l.

The Group was restructured to simplify the structure and as a result a number of transactions were undertaken. The decision to amend the Company's Accounting Reference Date was made so that all completion activity and post completion activity of the transaction could be captured within a single 12 month period (1 July 2016 - 30 June 2017), which will allow the group's reporting to return to a normalised basis sooner.

The financial statements of CP Co 7 Limited were approved by the director, Susan Lawrence, and authorised for issue on 1 December 2017.

CP Midco has produced consolidated financials for period ended 30 June 2016. These financials are available for inspection at the Company's registered address.

19 PARENT COMPANY AND ULTIMATE CONTROLLING ENTITY

As at 30 June 2016, the Company's immediate parent company is CP Co Borrower Limited which is incorporated and registered in England and Wales. The Company's results are consolidated into CP Co Midco Limited which produces consolidated financials. This is the smallest group which produces consolidated financial statements. Copies of the consolidated Group financial statements can be obtained from 400 Capability Green, Luton, LU1 3AE, United Kingdom.

As at 30 June 2016, the ultimate holding company is CP Co Topco Limited which is incorporated and registered in England and Wales and which is wholly owned by TMF Trustees Limited (registered in England), which holds its shareholding in CP Topco Limited as trustee of The D4 Trust. The ultimate controlling party was therefore The D4 Trust, a UK discretionary trust held entirely for charitable purposes.

As a consequence of the above mentioned restructuring (see note 18) the directors are of the opinion that as at 15 December 2016, the ultimate controlling party Beaumont Summit Finance DAC who own 99% of Chariot Sarl who own 100% of CP Co Midco Limited. CP Co Midco Limited in turns owns 100% of CP Co Borrower. CP Co 7 Limited is a 100% held subsidiary of CP Co Borrower Limited.

20 RELATED PARTY TRANSACTIONS

During the period, the Group paid directors fees to Cedarhurst Advisors Limited, being a company managed by David Langer, a former director of the Group. The fees were paid for services rendered to the Group as a whole, including all subsidiary companies.

The amount of directors fees incurred by CP Co Borrower during the period to 30 June 2016 amounted to £592,500 (2015: £980,000) and the amount of directors fees owing by CP Co Borrower at 30 June 2016 amounted to £93,750 (2015: £93,750).

Susan Lawrence was appointed as a director on 15 December 2016. Susan Lawrence is a director of TMF Global Services (UK) Limited which provides corporate accounting and corporate secretarial services to the Company. Nita Savjani was appointed as an alternate Director to Susan Lawrence on 1 July 2017.