

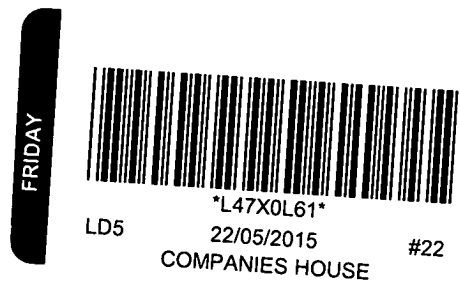
CLIPSTONE LOGISTICS REIT PLC

INTERIM ACCOUNTS

(in accordance with section 838 Companies Act 2006)

FOR THE PERIOD FROM 1 JULY 2014 TO 8 MAY 2015

Registered number 09046897



CLIPSTONE LOGISTICS REIT PLC
UNAUDITED PROFIT AND LOSS ACCOUNT
For the period from 1 July 2014 to 8 May 2015

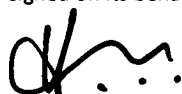
	Notes	Period to 8 May 2015 £	Period to 30 June 2014 £
Investment income	2	1,044,358	-
Investment management fees		(211,556)	-
Total income		832,802	-
Administrative expenses		(147,141)	-
Profit on ordinary activities		685,661	-
Net interest receivable	3	120,192	-
Profit for the financial period		805,853	-

The Company was dormant from incorporation on 19 May 2014 to 30 June 2014 and did not trade during the period. The Company received no income and incurred no expenditure in the period and therefore did not make a profit or loss.

CLIPSTONE LOGISTICS REIT PLC
UNAUDITED BALANCE SHEET
As at 8 May 2015

	Notes	<u>8 May 2015</u> £	<u>30 June 2014</u> £
Fixed assets			
Investments in subsidiary undertakings	4	<u>30,503,255</u>	<u>2</u>
Current assets			
Debtors	5	42,252,773	37,500
Cash at bank and in hand		3,154,787	12,500
		<u>45,407,560</u>	<u>50,000</u>
Creditors: amounts falling due within one year	6	(770,287)	(2)
Net current assets		<u>44,637,273</u>	<u>49,998</u>
Total assets less current liabilities		75,140,528	50,000
Creditors: amounts falling due after more than one year	7	(34,076,250)	-
Net assets		<u>41,064,278</u>	<u>50,000</u>
Capital and reserves			
Share capital	8	405,120	500
Share premium	8	39,853,305	49,500
Profit and loss account	9	805,853	-
Shareholders' funds		<u>41,064,278</u>	<u>50,000</u>

The interim accounts were approved by the Board of Directors and authorised for issue on 22 May 2015 and were signed on its behalf by:



Toby Dean

Director

1 Accounting Policies

(a) Basis of Preparation

A summary of the principal accounting policies is set out below. These policies have been applied consistently with items which are considered material in relation to the Company's Accounts.

Basis of Accounting

The financial statements have been prepared under the historical cost convention as modified by the revaluation of investment property and in accordance with UK Generally Accepted Accounting Principles.

Going Concern

After due consideration of the future cash flows of the Company, the Directors are confident that the Company has sufficient financial resources to meet its obligations as a going concern for the foreseeable future. The financial statements have therefore been prepared on the going concern basis.

(b) Revenue Recognition

Management Fees Receivable

Management fee income is accounted for on an accruals basis.

Dividends Receivable

Dividends receivable are accounted for in the period in which they are received.

Interest Income

Interest income is accounted for on an accruals basis.

(c) Expenses

Expenses are accounted for on an accruals basis. The Company's investment management and administration fees, finance costs and all other expenses are charged to revenue through the profit and loss account.

(d) Interest Expenses

Interest expenses are accounted for on an accruals basis. Finance issue costs are charged to revenue through the profit and loss account over the term of the loan to which they apply. The cost of interest rate caps are not reflected in the balance sheet.

(e) Dividends Payable

Dividends payable are accounted for in the period in which they are paid. Dividends are recognised as a liability when they have been approved.

(f) Taxation

Taxation on any profit or loss for the period not exempt under UK-REIT regulations comprises current and deferred tax. Taxation is recognised in the profit and loss account except to the extent that it relates to items recognised as direct movements in equity, in which case it is also recognised as a direct movement in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted or substantively enacted at the balance sheet date.

(f) Taxation (continued)

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date 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 balance sheet date. 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.

A net deferred tax asset is regarded as recoverable and therefore 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.

(g) Investments

Investments in subsidiary undertakings are stated at cost less permanent diminution in value.

(h) Cash and Cash Equivalents

Cash and cash equivalents consist of cash in hand and short-term deposits in banks with an original maturity of six months or less.

(i) Rent and Other Receivables

Rents receivable, which are generally due for settlement at the relevant quarter end are recognised and carried at the original invoice amount less an allowance for any uncollectable amounts. An estimate for doubtful debts is made when collection of the full amount is no longer probable. Bad debts are written off when identified.

2	Investment income	Period to	Period to
		<u>8 May 2015</u>	<u>30 June 2014</u>
		£	£
	Dividends received from subsidiary undertakings	745,000	-
	Management fees received from subsidiary undertakings	299,358	-
		<u>1,044,358</u>	<u>-</u>
3	Net interest receivable	Period to	Period to
		<u>8 May 2015</u>	<u>30 June 2014</u>
		£	£
	Interest received from subsidiary undertakings	349,253	-
	Bank interest received	1,186	-
	Bank loan interest	(184,795)	-
	Bank loan issue costs	(45,452)	-
		<u>120,192</u>	<u>-</u>

CLIPSTONE LOGISTICS REIT PLC
NOTES TO THE ACCOUNTS (Continued)

4 Investment in Subsidiary Undertakings

	<u>8 May 2015</u>	<u>30 June 2014</u>
	£	£
Cost		
Balance at the beginning of the period	2	-
Additions in the period	30,503,253	2
Balance at the end of the period	<u>30,503,255</u>	<u>2</u>

List of principal subsidiaries:

	<u>Country of Incorporation</u>	<u>Ownership %</u>	<u>Principal Activity</u>
Clipstone Meir Park Limited	UK	100	Holding company
Clipstone Huntingdon Limited	UK	100	Property investment
Clipstone Industrials V LLP	UK	100	Property investment
Clipstone Interlink Unit Trust	Guernsey	100	Property investment
Clipstone 7 Limited	UK	100	Property investment
Clipstone VIII LP	UK	100	Property investment
Clipstone IX Limited	UK	100	Property investment

5 Debtors

	<u>8 May 2015</u>	<u>30 June 2014</u>
	£	£
Unpaid share capital	-	37,500
VAT	70,253	-
Prepayments and accrued income	510,654	-
Due from subsidiary undertakings	41,671,866	-
	<u>42,252,773</u>	<u>37,500</u>

6 Creditors: Amounts Falling Due Within One Year

	<u>8 May 2015</u>	<u>30 June 2014</u>
	£	£
Bank loan - due within one year	379,000	-
Accruals	389,549	-
Social security and other taxes	1,738	-
Due to subsidiary undertakings	-	2
	<u>770,287</u>	<u>2</u>

**7 Creditors: Amounts Falling Due After
More Than One Year**

	<u>8 May 2015</u>	<u>30 June 2014</u>
	£	£
Bank loan - due between one and two years	394,750	-
Bank loan - due between two and five years	33,681,500	2
	<u>34,076,250</u>	<u>2</u>

CLIPSTONE LOGISTICS REIT PLC
NOTES TO THE ACCOUNTS (Continued)

8 Share Capital and Share Premium

	<u>Number of Shares</u>	<u>Share Capital</u> £	<u>Share Premium</u> £	<u>Total</u> £
Allotted, called-up and part-paid (now fully-paid) Issue of 50,000 ordinary shares of £0.01p	50,000	500	49,500	50,000
At 30 June 2014	50,000	500	49,500	50,000
Allotted, called-up and fully-paid Issue of 40,462,047 ordinary shares of £0.01p	40,462,047	404,620	40,057,427	40,462,047
Share issue costs	-	-	(253,622)	(253,622)
At 8 May 2015	40,512,047	405,120	39,853,305	40,258,425

9 Reserves

	<u>Profit and Loss Account</u> £	<u>Total</u> £
Balances at 30 June 2014	-	-
Profit for the period	805,853	805,853
Balances at 8 May 2015	805,853	805,853