

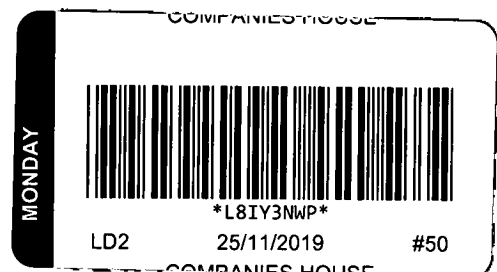
**OHF 7 Limited (formerly New Care
(Landmere) Limited)**

Directors' Report and Financial Statements

Period Ended

31 December 2018

Company Number 10750127



OHF 7 Limited

Company Information

Directors	M W Adams K T Beirne B T K Davis B S St J Penaliggon
Company secretary	Octopus Company Secretarial Services Limited
Registered number	10750127
Registered office	6th Floor 33 Holborn London EC1N 2HT
Independent auditors	BDO LLP 55 Baker Street London W1U 7EU
Bankers	Royal Bank of Scotland Plc 4 The Downs Altrincham WA14 2PY
Solicitors	Fieldfisher LLP 5th Floor Free Trade Exchange 37 Peter Street Manchester M2 5GB

OHF 7 Limited

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OHF 7 Limited

Directors' report for the period ended 31 December 2018

The directors present their report and the financial statements for the 9 month period ended 31 December 2018.

Principal activity

The company's principal activity is investment in secondary healthcare properties in the United Kingdom.

The investment objective is to achieve rising rental income and capital growth from the ownership of a portfolio of mainly modern, purpose built, secondary healthcare property within the United Kingdom which is subject to the granting of a leasehold interest of the operator.

On 25 July 2019, the company shortened its reporting period, and the new reporting date is the 31 December 2018.

Results and dividends

The profit for the 9 month period, after taxation, amounted to £3,961,811 (year to 30 March - loss of £4,756). At 31 December 2018 the company had net assets of £3,957,068 (30 March 2018 - net liabilities £4,743).

The directors do not recommend the payment of a final dividend (30 March 2018 - £Nil).

The directors have carefully considered the most appropriate basis for preparing these statutory financial statements and consider it appropriate to adopt a going concern basis in preparing the financial statements. The company is wholly owned by Octopus Healthcare Fund which has agreed to support the company over at least the next twelve months. Given this undertaking the directors consider it appropriate to adopt a going concern basis in preparing the financial statements.

Directors

The directors who served during the period were:

M W Adams (appointed 2 August 2018)
B T K Davis (appointed 2 August 2018)
B S St J Penalggon (appointed 2 August 2018)
T A Meggitt (appointed 2 August 2018, resigned 13 March 2019)
D R Foran (resigned 2 August 2018)
D J Kay (resigned 2 August 2018)
C A McGoff (resigned 2 August 2018)
D J P McGoff (resigned 2 August 2018)
D T McGoff (resigned 2 August 2018)
J M McGoff (resigned 2 August 2018)

After the year end on 15 March 2019, K T Beirne was appointed as a director.

OHF 7 Limited

Directors' report (continued) for the period ended 31 December 2018

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 for the company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- 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 to 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.

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 the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- the 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.

Auditors

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

OHF 7 Limited

Directors' report (continued) for the period ended 31 December 2018

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

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



.....
B S St J Penaliggon
Director

Date: 25 November 2019

OHF 7 Limited

Independent auditors' report to the members of OHF 7 Limited

Opinion

We have audited the financial statements of OHF 7 Limited ("the Company") for the period ended 31 December 2018 which comprise Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its profit for the period 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
 - the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.
-

OHF 7 Limited

Independent auditors' report to the members of OHF 7 Limited (continued)

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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.

Matters on which we are required to report by exception

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 material misstatements in the Director's report.

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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

OHF 7 Limited

Independent auditors' report to the members of OHF 7 Limited (continued)

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Section 262 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.

BDO LLP

Christopher Young (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
55 Baker Street
London
United Kingdom
W1U 7EU

Date: 25/11/19

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

OHF 7 Limited

Statement of comprehensive income for the period ended 31 December 2018

	Note	9 months ended 31 December 2018 £	12 months ended 30 March 2018 £
Turnover	4	309,205	-
Administrative expenses		(223,407)	(4,680)
Gain on revaluation of investment properties	10	4,897,331	-
Operating profit/(loss)	5	4,983,129	(4,680)
Interest payable and other finance costs	7	(123,885)	(76)
Other income		25,439	-
Profit/(loss) before tax		4,884,683	(4,756)
Tax on profit/(loss)	8	(922,872)	-
Profit/(loss) for the financial period		3,961,811	(4,756)

There was no other comprehensive income for 2018 (30 March 2018 - £Nil).

All items in the above statement are derived from continuing operations.

The notes on pages 10 to 21 form part of these financial statements.

OHF 7 Limited
Registered number:10750127

**Statement of financial position
as at 31 December 2018**

	Note	31 December 2018 £	30 March 2018 £
Fixed assets			
Tangible assets	9	-	5,881,950
Investment property	10	12,810,000	-
		<u>12,810,000</u>	<u>5,881,950</u>
Current assets			
Debtors	11	189,899	245,040
Cash and cash equivalents		38,760	2,418
		<u>228,659</u>	<u>247,458</u>
Creditors: amounts falling due within one year	12	(8,170,114)	(78,949)
Net current (liabilities)/assets		<u>(7,941,455)</u>	<u>168,509</u>
Total assets less current liabilities		<u>4,868,545</u>	<u>6,050,459</u>
Creditors: amounts falling due after more than one year	13	-	(6,055,202)
Provisions for liabilities			
Deferred tax	14	(911,477)	-
		<u>(911,477)</u>	<u>-</u>
Net assets/(liabilities)		<u><u>3,957,068</u></u>	<u><u>(4,743)</u></u>
Capital and reserves			
Share capital	15	13	13
Profit and loss account	16	3,957,055	(4,756)
		<u>3,957,068</u>	<u>(4,743)</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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


.....
B St J Penalggon
Director

Date: 25 November 2019

The notes on pages 10 to 21 form part of these financial statements.

OHF 7 Limited

Statement of changes in equity for the period ended 31 December 2018

	Share capital £	Profit and loss account £	Total equity £
At 31 March 2018	13	(4,756)	(4,743)
Comprehensive income for the period			
Profit and total comprehensive income for the period	-	3,961,811	3,961,811
At 31 December 2018	13	3,957,055	3,957,068

Statement of changes in equity for the period ended 30 March 2018

	Share capital £	Profit and loss account £	Total equity £
At 1 May 2017	13	-	13
Comprehensive income for the period			
Loss and total comprehensive losses for the period	-	(4,756)	(4,756)
At 30 March 2018	13	(4,756)	(4,743)

The notes on pages 10 to 21 form part of these financial statements.

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

1. General information

OHF 7 Limited is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office is stated on the company information page and the nature of the company's operations and principal activity are set out in the directors' report on page 1.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK 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 (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The financial statements have been prepared on the going concern basis, notwithstanding net assets of £3,957,068 (30 March 2018 - liabilities of £4,743) and net current liabilities of £7,941,455 (30 March 2018 - net current assets of £168,509) which the directors believe to be appropriate for the following reasons.

The company is dependent for its working capital on funds provided to it by Octopus Healthcare Fund, the company's ultimate parent undertaking. Octopus Healthcare Fund has indicated that it will continue to provide such financial support for at least 12 months from the date of approval of these financial statements. The directors consider that this should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

2.3 Turnover

Turnover comprises rent receivable for the period in relation to the company's investment property exclusive of value added tax.

The leasehold interest granted to the operator is considered to be an operating lease. Rent receipts are structured to increase in line with expected general inflation over the life of the lease, and are accounted for on an accruals basis.

2.4 Expenses

All expenses are accounted for on an accruals basis.

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

2. Accounting policies (continued)

2.5 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Asset under construction	- No depreciation will be charged until asset is in use
Freehold land	- Not depreciated
Freehold buildings	- 50 years

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the statement of comprehensive income.

2.6 Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in the statement of comprehensive income, 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 reporting date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the statement of financial position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

2. Accounting policies (continued)

2.7 Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans to or from related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other trade debtors and creditors, 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 or on demand, typically trade debtors and creditors, 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 the 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 statement of comprehensive income.

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.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position 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.

2.8 Valuation of the property

The valuation of investment property was prepared in accordance with the Royal Institute of Chartered Surveyors; ("RICS") valuation standards as applicable in the UK.

2.9 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the asset are substantially ready for their intended use or sale.

All other borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

2. Accounting policies (continued)

2.10 Investment property

The company's completed investment properties are held for long-term investment. Freehold and long leasehold properties acquired are initially recognised at cost, being fair value of consideration payable including transaction costs associated with the property. After initial recognition, investment properties are measured at fair value, with unrealised gains and losses recognised in profit and loss. Investment properties under construction are initially recognised at cost and are revalued at each period end as determined by professionally qualified external valuers. Gains or losses arising from the changes in fair value of investment properties under construction are included in profit and loss in the period in which they arise.

The fair value of completed investment properties is based upon the valuation appraisals provided by Knight Frank, an independent firm of chartered surveyors, as at each period end, adjusted as appropriate for costs to complete.

2.11 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.12 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.13 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.

2.14 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.15 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the statement of comprehensive income in the year that the company becomes aware of the obligation, and are measured at the best estimate at the statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the statement of financial position.

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the directors have had to make the following judgements:

Valuation of investment properties

The company obtains valuations performed by external valuers in order to determine the fair value of its investment properties. These valuations are based upon assumptions including future rental income, anticipated maintenance costs, future development costs and the appropriate discount rate. The valuers also make reference to market-based evidence of transaction prices for similar properties. Further information in relation to the valuation of investment property is disclosed in note 9 to the financial statements.

4. Turnover

Turnover in its entirety is attributable to those amounts due to the company from its' leaseholder for the use of its investment property under the terms of the leasehold agreement between both parties. Rental income is recognised on an accruals basis and, as such any lease incentives or other non-cash adjustments are recognised evenly over the term of the lease in accordance with IAS 17.

All turnover arose within the United Kingdom.

5. Operating profit/(loss)

The operating profit/(loss) is stated after charging:

	9 months ended 31 December 2018 £	12 months ended 30 March 2018 £
Fees payable to the company's auditor and its associates for the audit of the company's annual financial statements	15,400	12,500

6. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2018 - £Nil).

The average monthly number of employees, including directors, during the period was Nil (2018 - Nil).

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

7. Interest payable and other finance costs

	9 months ended 31 December 2018 £	12 months ended 30 March 2018 £
Bank interest payable and other bank charges	36,442	76
Intercompany interest payable	87,443	-
	<u>123,885</u>	<u>76</u>

8. Taxation

	9 months ended 31 December 2018 £	12 months ended 30 March 2018 £
Corporation tax		
Current tax on profits for the year	11,395	-
Total current tax	<u>11,395</u>	<u>-</u>
Deferred tax		
Origination and reversal of timing differences	911,477	-
Total deferred tax	<u>911,477</u>	<u>-</u>
Taxation on profit on ordinary activities	<u>922,872</u>	<u>-</u>

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

8. Taxation (continued)

Factors affecting tax charge for the period

The tax assessed for the period is lower than (2018 - lower than) the standard rate of corporation tax in the UK of 19% (2018 - 19%). The differences are explained below:

	9 months ended 31 December 2018 £	12 months ended 30 March 2018 £
Profit/(loss) on ordinary activities before tax	4,884,683	(4,756)
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018 - 19%)	928,090	(904)
Effects of:		
Losses eliminated	41,110	-
Chargeable gains	61,807	-
Adjust deferred tax to average rate	(108,135)	-
Deferred tax not recognised	-	904
Total tax charge for the period	922,872	-

9. Tangible fixed assets

	Freehold property £
At 31 March 2018	5,881,950
Transfer to investment property	(5,881,950)
At 31 December 2018	-

Net book value

At 31 December 2018	-
At 30 March 2018	5,881,950

The asset under construction includes capitalised finance costs of £Nil (31 March 2018 - £196,634).

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

10. Investment property

	Investment property £
Valuation	
Additions at cost	2,030,719
Surplus on revaluation	4,897,331
Transfer from tangible fixed assets	5,881,950
At 31 December 2018	12,810,000

Open market value is based upon the valuations of the properties as provided by Knight Frank LLP, an independent firm of chartered surveyors, as at the balance sheet date. The surplus arising on the revaluation of investment properties of £4,897,331 (30 March 2018 - £Nil) has been added to the statement of comprehensive income.

Valuation of the property

The valuation of investment property was prepared in accordance with the Royal Institute of Chartered Surveyors; ("RICS") valuation standards as applicable in the UK.

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

11. Debtors

	31 December 2018 £	30 March 2018 £
Trade debtors	185,625	-
Amounts owed by group undertakings	-	233,450
Other debtors	4,274	11,590
	<u>189,899</u>	<u>245,040</u>

12. Creditors: Amounts falling due within one year

	31 December 2018 £	30 March 2018 £
Trade creditors	-	4,254
Intercompany loan	7,927,182	-
Corporation tax	11,395	-
Other creditors	50,000	-
Accruals and deferred income	181,537	74,695
	<u>8,170,114</u>	<u>78,949</u>

The company has undertaken a loan from the group which is a revolving credit facility and interest is charged at rates of 8.54% on the Junior and Mezzanine Loans and 3.19% on the Senior Loan amounts.

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

	31 December 2018 £	30 March 2018 £
Bank loans	-	3,555,202
Secure loan notes	-	2,500,000
	<u>-</u>	<u>6,055,202</u>

The secured loan notes are secured against the assets of the company in favour of Chattanooga Family Investment Company. These loans carry interest at rate of 4.5% per annum. The loan notes are repayable by 2021 or earlier in the event of a sale, listing or refinance of the company. The loan notes have been repaid in full after 30 March 2018.

The bank loan is secured by a fixed charge and negative pledge, over the property under construction, held by the company in favour of The Royal Bank of Scotland PLC. The bank loan was repaid in full on 2 August 2018.

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

14. Deferred taxation

	2018 £
Charged to profit or loss	911,477
At end of year	911,477

The deferred taxation balance is made up as follows:

	31 December 2018 £	30 March 2018 £
Accelerated capital allowances	23,629	-
Capital gains	887,848	-
	<u>911,477</u>	<u>-</u>

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

15. Share capital

	31 December 2018 £	30 March 2018 £
Allotted, called up and fully paid		
488 (2018 - 490) Ordinary A shares of £0.001 each	-	-
1 (2018 - 1) Ordinary B share of £0.001 each	-	-
2 (2018 - 1) Ordinary C shares of £0.001 each	-	-
12,328 (2018 - 12,328) Ordinary D shares of £0.001 each	13	13
1 (2018 - 1) Ordinary E share of £0.001 each	-	-
	<u>13</u>	<u>13</u>

Rights attached to each class of share:

The Ordinary A shares have attached to them restricted dividend rights which have to be approved by special resolution. The Ordinary A shares carry 5 per cent of the votes cast on the poll.

The Ordinary B and Ordinary C shares have no voting rights and restricted dividend rights which have to be approved by special resolution.

The Ordinary D shares have attached to them dividend rights and shall be entitled to receive notice of and to attend and vote at general meetings of the company.

The Ordinary E shares have no rights in the company with respect to dividends and voting.

16. Reserves

Profit and loss account

Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

17. Related party transactions

The company has taken advantage of the exemption available under paragraph C.35 of the Financial Reporting Standard 102 Section 1A not to disclose transactions with other wholly owned members of the Group.

18. Events after the reporting period

On 31 December 2018 there were no significant events after reporting period.

OHF 7 Limited

Notes to the financial statements for the period ended 31 December 2018

19. Controlling party

The company was controlled by Mr C McGoff who owned the majority of the issued voting share capital. On 2 August 2018, 100% of the share capital originally owned by the directors of the company serving during the period, was sold to MedicX Healthfund Subco 1 Limited, a company registered in Guernsey who is now the immediate parent company.

The ultimate parent undertaking is Octopus Healthcare Fund, a Guernsey Property Unit Trust. No accounts are publicly available for the group.

Due to the structure of Octopus Healthcare Fund there is not considered to be an ultimate controlling party.