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Priory Finance Company Limited

Directors' report and financial statements

Year ended 31 December 2013

Incorporated in the Cayman Islands with registered

number 100676

UK registered number FC024699



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Strategic report for the year ended 31 December 2013

The directors present their strategic report on Prory Finance Company Limited for the year ended 31 December 2013

Principal activities and review of business

The principal activity of the company is to raise finance on behalf of fellow subsidiary undertakings

The company has a 47% economic interest in the partnership capital of Prory Finance Property LLP. The principal activity of the partnership is to raise finance and to lease properties to fellow group undertakings

Key performance indicators

Given the straightforward nature of the business, the company's directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the business. The development, performance and position of Prory Group No 1 Limited, which includes the company, are discussed in the group's annual report which does not form part of this report

Financial risk management

The company's operations mean that it is exposed to a variety of financial risks that include the effects of changes in credit risk, liquidity risk and interest rate risk. The directors monitor the risks in order to limit the adverse effects on the financial performance by reviewing levels of debt finance and the related finance costs, however these are integrated with the risks of group and not managed separately. Accordingly, the financial risk management policies of Prory Group No 1 Limited, which include those of the company, are discussed in the group's annual report which does not form part of this report

Principal risks and uncertainties

From the perspective of the company, the principal risks and uncertainties are integrated with the principal risks of the group and are not managed separately. Accordingly, the principal risks and uncertainties of Prory Group No 1 Limited, which include those of the company, are discussed in the group's annual report which does not form part of this report

Future developments

The future developments of the company are aligned to the strategy of the Prory Group, headed by Prory Group No 1 Limited. The group's strategy for the future development of the business is included in the group's annual report, which does not form part of this report

By order of the board



D Hall
Company secretary
19 September 2014

Directors' report for the year ended 31 December 2013

The directors present their report and the financial statements for the year ended 31 December 2013

Going concern

The ultimate parent company, Prory Group No 1 Limited, has confirmed that it will continue to provide financial support to the company for the foreseeable future and for at least 12 months from the date of approval of these financial statements. Accordingly the financial statements have been prepared on the going concern basis.

Dividends

The directors do not recommend the payment of a dividend (2012 £nil)

Directors

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

C Thompson (resigned 20 June 2013)
J Lock

In accordance with the articles of association, no directors retire by rotation

Statement of directors' responsibilities

The directors are responsible for preparing the strategic report, 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 United Kingdom Generally Accepted Accounting Practice (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 judgements 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,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

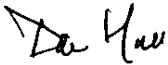
The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies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

Directors' report for the year ended 31 December 2013 *(continued)*

Auditors

The company is incorporated in the Cayman Islands and registered in both the Cayman Islands and the UK. The company is not required to publish audited financial statements. The purpose of these financial statements is to meet the obligations for filing in both the UK and the Cayman Islands. The filing requirements for the Cayman Islands are significantly less in scope than those for the UK. These financial statements have been prepared in accordance with applicable UK accounting standards and UK companies' legislation as applied to overseas companies and under the historical cost convention. References in these financial statements to the Companies Act and other legislation are therefore references to UK legislation. These financial statements comply with the Companies Act 2006 as applied to overseas companies.

By order of the board



D Hall
Company Secretary

PO Box 309GT
Ugland House
South Church Street
George Town
Grand Cayman
Cayman Islands

19 September 2014

Profit and loss account
for the year ended 31 December 2013

	<i>Note</i>	2013 £000	2012 £000
Result on ordinary activities before taxation	2	-	-
Tax on result on ordinary activities	3	(1,484)	(597)
Loss for the financial year	8	(1,484)	(597)

The results for the current and prior year derive from continuing activities

The company had no other recognised gains or losses for the year other than the loss above, therefore no statement of total recognised gains and losses is presented

There is no difference between the result on ordinary activities before taxation and the loss for the financial year stated above and their historical cost equivalents

Balance sheet

As at 31 December 2013

	Note	£'000	2013 £'000	£'000	2012 £'000
Fixed assets					
Investments	4		-		-
Current assets					
Debtors	5	8,188		9,050	
Creditors amounts falling due within one year	6	(1,870)		(1,248)	
Net current assets			6,318		7,802
Total assets less current liabilities			6,318		7,802
Net assets			6,318		7,802
Capital and reserves					
Called up share capital	7		1		1
Profit and loss account	8		6,317		7,801
Total shareholders' funds	9		6,318		7,802

The financial statements on pages 4 to 9 were approved by the board of directors on 19 September 2014 and were signed on its behalf by



J Lock
 Director

UK registered number FC024699

Notes to the financial statements for the year ended 31 December 2013

1 Accounting policies

The following accounting policies have been applied consistently in the company's financial statements

Basis of preparation

The company is incorporated in the Cayman Islands and registered in both the Cayman Islands and the UK. The company is not required to publish audited financial statements. The purpose of these financial statements is to meet the obligations for filing in both the UK and the Cayman Islands. The filing requirements for the Cayman Islands are significantly less in scope than those for the UK. These financial statements have been prepared in accordance with applicable UK accounting standards and UK companies' legislation as applied to overseas companies and under the historical cost convention. References in these financial statements to the Companies Act and other legislation are therefore references to UK legislation. These financial statements comply with the Companies Act 2006 as applied to overseas companies.

The financial statements have been prepared on the going concern basis.

The company is exempt by virtue of section 401 of the Companies Act 2006 from the requirement to prepare group accounts on the grounds that it is included in the consolidated financial statements of a parent undertaking. These financial statements present information about the company as an individual undertaking and not about its group.

Under Financial Reporting Standard 1 (revised 1996) the company is exempt from the requirement to prepare a cash flow statement on the grounds that a parent undertaking includes the company in its own published consolidated financial statements.

As the company is a wholly owned subsidiary of Priory Group No 1 Limited, the company has taken advantage of the exemption contained in Financial Reporting Standard 8 and has therefore not disclosed transactions or balances with entities which form part of the group.

Investments

Investments are stated at cost less provision for any impairment in value.

Deferred taxation

The charge for taxation is based on the profit for the period and takes into account taxation deferred.

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.

A deferred tax asset is recognised as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits against which to recover carried forward tax losses and from which the future reversal of underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured in a non-discounted basis.

Group relief

Payment is generally made for group relief at the current tax rate at the time of first estimating the tax provision. To the extent that amendments are subsequently made to the group relief plan, there is generally no payment or receipt in respect of the change.

Notes to the financial statements for the year ended 31 December 2013
(continued)

2 Result on ordinary activities before taxation

The directors received no emoluments for services to the company during the year (2012 nil)

The company had no employees during the current and prior year

3 Tax on result on ordinary activities

	2013 £000	2012 £000
<i>UK corporation tax</i>		
Current tax charge arising in the year	314	(1,823)
Adjustment in respect of prior periods	1,430	3,071
	<hr/>	<hr/>
Total current tax	1,744	1,248
Deferred tax	(260)	(651)
	<hr/>	<hr/>
Total tax charge	1,484	597
	<hr/> <hr/>	<hr/> <hr/>

The current tax charge of £1,744,000 (2012 £1,248,000) for the year has been relieved by the surrender of losses by other group companies in exchange for payment of the same amount

The standard rate of tax for the year, based on the UK standard rate of corporation tax is 23.25% (2012 24.49%) The actual tax charge for the year is higher than (2012 higher than) the standard rate for the reasons set out in the following reconciliation

	2013 £000	2012 £000
Result on ordinary activities before taxation	-	-
	<hr/>	<hr/>
Tax on result on ordinary activities at standard rate	-	-
<i>Factors affecting charge for the year</i>		
Share of partnership's results	-	-
Movement in tax losses	226	(1,482)
Transfer pricing adjustments	(264)	(250)
Adjustment to tax charge in respect of prior periods	1,430	3,071
Other movements	(352)	(91)
	<hr/>	<hr/>
Total actual amount of current tax	1,744	1,248
	<hr/> <hr/>	<hr/> <hr/>

The standard rate of corporation tax in the UK changed from 24% to 23% with effect from 1 April 2013 Accordingly, the company's profits for this accounting year are taxed at an effective rate of 23.25% (2012 24.49%)

In his budget speech on 20 March 2013, the Chancellor announced that the main rate of corporation tax would change from 23% to 21% from 1 April 2014 and from 21% to 20% from 1 April 2015 The change was substantively enacted in July 2013, as such the company's deferred tax balances have been restated to reflect their expected unwind at 20% rather than the main rate of 23%

Notes to the financial statements for the year ended 31 December 2013
 (continued)

4 Investments

<i>Interest in Partnership</i>	£
Cost and net book value	
At 1 January 2013 and 31 December 2013	470
	<u>470</u>

As at 31 December 2013, the company had a 47% economic interest in the partnership capital of Priory Finance Property LLP. The principal activity of the partnership is to raise finance and to lease properties to fellow group undertakings.

5 Debtors

	2013 £'000	2012 £'000
Amounts owed by group undertakings	-	602
Deferred tax assets	8,188	8,448
	<u>8,188</u>	<u>9,050</u>

Amounts due from group undertakings are non-interest bearing and repayable on demand.

An analysis of deferred tax assets, included within debtors, is as follows

	£000
<i>Deferred tax</i>	
At 1 January 2013	8,448
Credit for the year	(260)
At 31 December 2013	<u>8,188</u>

Deferred tax arises on the following timing differences	2013 £000	2012 £000
Other timing differences	8,188	8,448
	<u>8,188</u>	<u>8,448</u>

6 Creditors amounts falling due within one year

	2013 £'000	2012 £'000
Amounts owed to group undertakings	126	-
Group relief payable	1,744	1,248
	<u>1,870</u>	<u>1,248</u>

Amounts due to group undertakings are non-interest bearing and repayable on demand.

Notes to the financial statements for the year ended 31 December 2013
 (continued)

7 Called up share capital

	2013 £	2012 £
<i>Allotted, called up and fully paid</i> 1,000 ordinary shares of £1 each	1,000	1,000

8 Reserves

	Profit and loss account £000
At 1 January 2013	7,801
Loss for the financial year	(1,484)
At 31 December 2013	<u>6,317</u>

9 Reconciliation of movements in shareholders' funds

	2013 £000	2012 £000
Loss for the financial year	(1,484)	(597)
Net deduction to shareholders' funds	<u>(1,484)</u>	<u>(597)</u>
Opening shareholders' funds	7,802	8,399
Closing shareholders' funds	<u>6,318</u>	<u>7,802</u>

10 Ultimate parent company

The company is a subsidiary undertaking of Prory Health No 2 Limited, which is incorporated in the Cayman Islands

The ultimate parent undertaking and controlling party is Prory Group No 1 Limited, a company incorporated in England. Prory Group No 1 Limited is beneficially owned by funds managed by Advent International Corporation which is considered by the directors to be the ultimate controlling party of the company

Prory Group No 1 Limited is the parent undertaking of the largest group of undertakings to consolidate these financial statements at 31 December 2013. Prory Group No 3 PLC is the parent undertaking of the smallest group of undertakings to consolidate these financial statements at 31 December 2013. The consolidated financial statements of Prory Group No 1 Limited and Prory Group No 3 PLC can be obtained from the Company Secretary at 80 Hammersmith Road, London, W14 8UD