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Company Registration  
No FC 027927

**NHP HOLDCO 1 LIMITED**  
**Report and Financial Statements**  
**Year ended 30 September 2015**

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COMPANIES HOUSE

**REPORT AND FINANCIAL STATEMENTS 2015**

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**REPORT AND FINANCIAL STATEMENTS 2015**

**OFFICERS AND PROFESSIONAL ADVISERS**

**DIRECTORS**

Dr C Patel (appointed on 12 November 2014)  
Mr D Smith (appointed on 12 November 2014)  
Mr J M J M Jensen (resigned on 12 November 2014)  
Mr P H Thompson (resigned on 12 November 2014)

**SECRETARY**

Crestbridge Corporate Services Limited

**REGISTERED OFFICE**

c/o Maples Corporate Services Limited  
P O Box 309  
Ugland House  
Grand Cayman  
KY1-1104  
Cayman Islands

**AUDITOR**

Deloitte LLP  
Chartered Accountants  
London

**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 (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 and loss of the Company for that period. In preparing these financial statements, the Directors are required to

- (a) select suitable accounting policies and then apply them consistently,
- (b) make judgements and accounting estimates that are reasonable and prudent,
- (c) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- (d) 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 proper 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 provisions of the Companies Act 2006 applicable to overseas companies. 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.

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF NHP HOLDCO 1 LIMITED**

We have audited the financial statements of NHP Holdco 1 Limited for the year ended 30 September 2015, which comprise the Profit and Loss account, the Balance Sheet and the related Notes 1 to 17. 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).

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 September 2015 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 provisions of the Companies Act 2006 applicable to overseas companies.

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF NHP HOLDCO 1 LIMITED (Continued)**

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the provisions of the Companies Act 2006 applicable to overseas companies require 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 with the accounting records and returns, or
- we have not received all the information and explanations we require for audit



Mark Beddy (Senior Statutory Auditor)  
for and on behalf of Deloitte LLP  
Chartered Accountants and Statutory Auditor  
London, United Kingdom  
Date 24 March 2016

**PROFIT AND LOSS ACCOUNT**  
**Year ended 30 September 2015**

|                                      | Notes | Year ended 30<br>September<br>2015<br>£ | Year ended 30<br>September<br>2014<br>£ |
|--------------------------------------|-------|---|---|
| Administrative expenses              | 2     | (3,325)                                 | (3,828)                                 |
| Exceptional costs                    | 3     | -                                       | (59,231)                                |
| Amount written back on investments   |       | 2,077                                   | -                                       |
| <b>OPERATING LOSS</b>                |       | <b>(1,248)</b>                          | <b>(63,059)</b>                         |
| Interest payable and similar charges | 4     | (293,701)                               | (41,922)                                |
| <b>LOSS BEFORE TAXATION</b>          |       | <b>(294,949)</b>                        | <b>(104,981)</b>                        |
| Tax on loss on ordinary activities   | 5     | -                                       | -                                       |
| <b>Loss for the financial year</b>   | 12    | <b>(294,949)</b>                        | <b>(104,981)</b>                        |

Results are derived wholly from continuing operations

There are no recognised gains or losses for the current and preceding years other than as stated in the profit and loss account. Accordingly, no statement of total recognised gains and losses is presented.

**BALANCE SHEET**  
At 30 September 2015

|  | Notes | £                | 2015<br>£                 | £                  | 2014<br>£                 |
|--|-------|------------------|---------------------------|--------------------|---------------------------|
| <b>FIXED ASSETS</b>  |       |                  |                           |                    |                           |
| Investments  | 6     |                  | 2,088                     |                    | 11                        |
| <b>CURRENT ASSETS</b>  |       |                  |                           |                    |                           |
| Debtors  | 7     | 1,529            |                           | 1,512              |                           |
| <b>CREDITORS: amounts falling due within one year</b>          | 8     | <u>(400,226)</u> |                           | <u>(3,902,318)</u> |                           |
| <b>NET CURRENT LIABILITIES</b>                                 |       |                  | (398,697)                 |                    | (3,900,806)               |
| <b>CREDITORS: amounts falling due after more than one year</b> | 9     |                  | <u>(3,799,135)</u>        |                    | -                         |
| <b>NET LIABILITIES</b>   |       |                  | <u><u>(4,195,744)</u></u> |                    | <u><u>(3,900,794)</u></u> |
| <b>CAPITAL AND RESERVES</b>                                    |       |                  |                           |                    |                           |
| Called up share capital  | 11    |                  | 2,076                     |                    | 2,076                     |
| Profit and loss account  | 12    |                  | <u>(4,197,820)</u>        |                    | <u>(3,902,871)</u>        |
| <b>SHAREHOLDERS' DEFICIT</b>                                   | 13    |                  | <u><u>(4,195,744)</u></u> |                    | <u><u>(3,900,795)</u></u> |

These financial statements were approved and authorised for issue by the Board of Directors on 24 March 2016  
The Company Registration number is FC027927

Signed on behalf of the Board of Directors



D Smith  
Director



**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 30 September 2015**

**1 ACCOUNTING POLICIES**

**Basis of accounting**

The financial statements have been prepared under the historical cost convention, and in accordance with Section 396 of the Overseas Companies Regulations 2009. The financial statements have been prepared in accordance with United Kingdom Generally Accepted Accounting Practice (as issued by ASB).

The particular accounting policies adopted are described below. They have been applied consistently throughout the current year and the preceding year.

**Exemption from consolidation**

During the year ended 30 September 2014 the Company presented group accounts including its subsidiaries. Following the corporate restructuring completed on 11 November 2014 the Company has taken advantage of section 401 of the Companies Act 2006 from the requirement to prepare group accounts as the Company is itself a subsidiary undertaking of FC Skyfall Upper Midco Limited. These financial statements provide information about the Company as an individual undertaking and not about its group.

**Going concern**

The going concern position of the Company is dependent on the overall going concern of the Group headed by FC Skyfall Upper Midco Limited.

The Directors have reviewed the going concern of the Company and the Group carefully in the preparation of the consolidated financial statements.

Management have prepared detailed forecasts for the Group for the period to 30 September 2017. Net debt levels, servicing costs and covenant requirements are closely monitored and managed in accordance to the Group's objectives, policies and processes.

The Group maintains sufficient cash resources to meet its day-to-day working capital requirements.

The Directors believe that the Group and the Company are well placed to manage its risk appropriately.

After making enquiries and based on the Group's forecasts and projections, taking into account reasonable possible changes in trading performance, the Directors have a reasonable expectation that the Group and the Company have adequate resources to continue in operational existence for the foreseeable future. Thus they adopt the going concern basis of accounting in preparing the annual financial statements.

**Taxation**

Current tax, including 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 balance sheet date.

Deferred tax is provided in full on timing differences which have originated at the balance sheet date and which could give rise to an obligation to pay more or less tax in the future. 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 not recognised in respect of gains and losses on revalued assets unless the company has entered into a binding agreement to sell the assets and the gains or losses have been recognised in the profit and loss account. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

**Foreign currencies**

Transactions denominated in foreign currencies are recorded at the rates of exchange ruling at the dates of the transactions. All monetary assets and liabilities in foreign currencies are expressed in sterling at the year end rates. Gains and losses arising from the movements in exchange rates during the period are dealt with in the profit and loss account.

**1. ACCOUNTING POLICIES (Continued)**

**Investments**

**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 30 September 2015**

Fixed asset investments are stated at cost less provision for impairment

**Cash flow statement**

The directors have elected to take advantage of the exemption under FRS 1 not to prepare a cash flow statement as the financial statements of FC Skyfall Upper Midco Limited contain a consolidated cash flow statement

**2 ADMINISTRATIVE EXPENSES**

The Company had no employees during the current or preceding year

None of the Directors received emoluments in relation to their services to the Company during the current or preceding year. Directors' emoluments have been borne by HC-One Limited, a group undertaking during the current year and by NHP Management Limited, also a group undertaking in the preceding year. No audit fees have been charged to the profit and loss account.

Fees payable to the Company's auditor for the audit of the Company's annual accounts were £1,000 for the current and preceding year and have been borne by NHP Management Limited, a group undertaking. The Company did not incur any non-audit fees during the year (30 September 2014: £nil).

**3 EXCEPTIONAL COSTS**

The following exceptional costs have been incurred or provided for and are included in cost of sales

|                     | Year ended<br>30 September<br>2015<br>£ | Year ended<br>30 September<br>2014<br>£ |
|---------------------|---|---|
| Restructuring costs | -                                       | 59,231                                  |
|                     | <u>-</u>                                | <u>59,231</u>                           |

**4 NET INTEREST PAYABLE AND SIMILAR CHARGES**

|   | Year ended<br>30 September<br>2015<br>£ | Year ended<br>30 September<br>2014<br>£ |
|---|---|---|
| Loan interest payable to group undertakings | 293,701                                 | 41,922                                  |
|   | <u>293,701</u>                          | <u>41,922</u>                           |

**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 30 September 2015**

**5. TAX ON LOSS ON ORDINARY ACTIVITIES**

|   | Year ended 30<br>September<br>2015<br>£ | Year ended<br>30 September<br>2014<br>£ |
|---|---|---|
| Corporation tax                                     | -                                       | -                                       |
| Loss before tax                                     | (294,949)                               | (104,981)                               |
| Tax on loss at standard rate of 20.5% (2014: 22.0%) | (60,465)                                | (23,096)                                |
| Factors affecting tax charge                        |   |   |
| Non-deductible expenses                             | -                                       | 13,031                                  |
| Income not taxable for tax purposes                 | (422)                                   |   |
| Increase in loss carried forward                    | 60,887                                  | 10,065                                  |
| Current tax charge                                  | -                                       | -                                       |

**6. INVESTMENTS**

|   | £       |
|---|---------|
| <b>Cost</b>                             |         |
| At 1 October 2014 and 30 September 2015 | 2,088   |
| <b>Provision</b>                        |         |
| At 1 October 2014                       | 2,077   |
| Amount written back                     | (2,077) |
| At 30 September 2015                    | -       |
| <b>Net book value</b>                   |         |
| At 30 September 2015                    | 2,088   |
| At 30 September 2014                    | 11      |

At 30 September 2015, the Company held investments either directly or indirectly in the following subsidiary undertakings

| Name                                    | Country of incorporation | % Holdings | Principal activity  |
|---|--------------------------|------------|---|
| NHP Holdco 2 Ltd*                       | Cayman Islands           | 100%       | Investment company in group undertaking with investment in care home properties |
| NHP Holdco 3 Limited                    | Cayman Islands           | 100%       | Investment company in group undertaking with investment in care home properties |
| Libra CareCo CH2 PropCo Holdco Limited  | United Kingdom           | 100%       | Investment company in group undertaking with investment in care home properties |
| Libra CareCo CH2 PropCo Limited         | United Kingdom           | 100%       | Investment in care home properties  |
| Libra CareCo CH3 PropCo Holdco Limited* | United Kingdom           | 100%       | Investment company in group undertaking with investment in care home properties |
| Libra CareCo CH3 PropCo Limited         | United Kingdom           | 100%       | Investment in care home properties  |
| Libra CareCo Holdings Limited           | United Kingdom           | 100%       | Investment company in group undertaking with investment in care home properties |

**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 30 September 2015**

**6 INVESTMENTS (Continued)**

| <b>Name</b>                        | <b>Country of incorporation</b> | <b>% Holdings</b> | <b>Principal activity</b>   |
|------------------------------------|---------------------------------|-------------------|---|
| Libra CareCo Investments 1 Limited | United Kingdom                  | 100%              | Investment company in group undertaking with investment in care home properties   |
| Libra CareCo Investments 2 Limited | United Kingdom                  | 100%              | Investment company in group undertaking with investment in care home properties   |
| Libra CareCo Limited               | United Kingdom                  | 100%              | Parent company of subsidiary undertakings with investment in care home properties |
| NHP Limited                        | United Kingdom                  | 100%              | Parent company of subsidiary undertakings with investment in care home properties |
| NHP Securities No 1 Limited        | United Kingdom                  | 100%              | Investment in care home properties  |
| NHP Securities No 2 Limited        | United Kingdom                  | 100%              | Investment in care home properties  |
| NHP Securities No 3 Limited        | United Kingdom                  | 100%              | Investment in care home properties  |
| NHP Securities No 4 Limited        | United Kingdom                  | 100%              | Partner in LLNHP Partnership  |
| NHP Securities No 5 Limited        | Jersey                          | 100%              | Investment in care home properties  |
| NHP Securities No 8 Limited        | Jersey                          | 100%              | Investment in care homes properties   |
| NHP Securities No 9 Limited        | Jersey                          | 100%              | Investment in overriding leases of care home Properties                           |
| NHP Securities No 10 Limited       | Jersey                          | 100%              | Investment in overriding leases of care home Properties                           |
| NHP Securities No 11 Limited       | Jersey                          | 100%              | Parent company of NHP Securities No 9 Limited                                     |
| NHP Securities No 12 Limited       | Jersey                          | 100%              | Investment in overriding leases of care home Properties                           |
| NHP Management Limited             | United Kingdom                  | 100%              | Management of care home property portfolios                                       |
| NHP Operations (York) Limited      | United Kingdom                  | 100%              | Care home property development  |
| Care Homes No 1 Limited            | Cayman Islands                  | 100%              | Investment in care homes properties   |
| Care Homes No 2 (Cayman) Limited   | Cayman Islands                  | 100%              | Investment in care homes properties   |
| Care Homes No 3 Limited            | Cayman Islands                  | 100%              | Investment in care homes properties   |
| LLNH Limited                       | United Kingdom                  | 100%              | Partner in LLHNP Partnership  |
| Libra Intermediate Holdco Limited* | Jersey                          | 100%              | Investment company in care home operating company                                 |
| HC-One Limited                     | United Kingdom                  | 100%              | Care home operator  |
| TTCC Limited                       | United Kingdom                  | 100%              | Care home operator  |

\* shares directly held by NHP Holdco 1 Limited  
 All shares held are ordinary shares

**7. DEBTORS**

|             | <b>2015</b>  | <b>2014</b>  |
|-------------|--------------|--------------|
|             | <b>£</b>     | <b>£</b>     |
| Prepayments | <u>1,529</u> | <u>1,512</u> |

**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 30 September 2015**

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                    | 2015           | 2014             |
|------------------------------------|----------------|------------------|
|                                    | £              | £                |
| Loan note due to group undertaking | -              | 3,754,723        |
| Amounts due to group undertakings  | 400,226        | 147,595          |
|                                    | <u>400,226</u> | <u>3,902,318</u> |

Amounts due to group undertakings are due on demand bearing no interest

**9 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

|                                     | 2015             | 2014     |
|-------------------------------------|------------------|----------|
|                                     | £                | £        |
| Loan notes due to group undertaking | 3,799,135        | -        |
|                                     | <u>3,799,135</u> | <u>-</u> |

On 12 November 2014 the Company issued a loan note of £3,799,135 to FC Skyfall Bidco Limited, its immediate parent undertaking for an advance it made to the Company to enable it to repay an inter-company debt owed to LIBRA No 3 Limited, the Company's former intermediate parent undertaking. The loan note bears interest at 8% per annum with repayment date on 12 November 2019.

**10 DEFERRED TAXATION**

|                        | Provided     |              | Unprovided      |                |
|------------------------|--------------|--------------|-----------------|----------------|
|                        | 2015<br>£000 | 2014<br>£000 | 2015<br>£000    | 2014<br>£000   |
| Losses carried forward | -            | -            | (75,036)        | (5,235)        |
|                        | <u>-</u>     | <u>-</u>     | <u>(75,036)</u> | <u>(5,235)</u> |

The Finance Act 2013, which was substantively enacted in July 2013, included provisions to reduce the main rate of UK corporation tax to 21% effective from 1 April 2014 and 20% with effect from 1 April 2015. Accordingly 20% has been applied when calculating un-recognised deferred tax assets and liabilities as at 30 September 2015.

Finance Act No2 2015, which was substantively enacted on 26 October 2015, includes further provisions to reduce the corporation tax to 19% with effect from 1 April 2017 and 18% with effect from 1 April 2020. As the enabling legislation had not been substantively enacted as at the balance sheet date these rates do not apply to the deferred tax position at 30 September 2015.

**11. SHARE CAPITAL**

|  | 2015         | 2014         |
|--|--------------|--------------|
|  | £            | £            |
| <b>Called up, allotted and fully paid:</b> |              |              |
| 207,589 ordinary shares at £0.01 each      | 2,076        | 2,076        |
|  | <u>2,076</u> | <u>2,076</u> |

**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 30 September 2015**

**12 PROFIT AND LOSS ACCOUNT**

|                                | <b>2015</b>        | <b>2014</b>        |
|--------------------------------|--------------------|--------------------|
|                                | <b>£</b>           | <b>£</b>           |
| <b>Profit and loss account</b> |                    |                    |
| At 30 September                | (3,902,871)        | (3,797,890)        |
| Loss for the financial year    | (294,949)          | (104,981)          |
|                                | <u>(4,197,820)</u> | <u>(3,902,871)</u> |

**13 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' DEFICIT**

|                             | <b>2015</b>        | <b>2014</b>        |
|-----------------------------|--------------------|--------------------|
|                             | <b>£</b>           | <b>£</b>           |
| At 30 September             | (3,900,795)        | (3,795,814)        |
| Loss for the financial year | (294,949)          | (104,981)          |
|                             | <u>(4,195,744)</u> | <u>(3,900,795)</u> |

**14 CONTINGENT LIABILITIES AND GUARANTEES**

The Company and its group undertakings are guarantors to a facility agreement entered into by FC Skyfall Lower Midco Limited and FC Skyfall Bidco Limited, the Company's intermediate parent undertakings. The facility is secured by a fixed and floating charge over the group assets and unlimited guarantee from its group undertakings. As at 23 March 2016 the outstanding loan amount is £278.2m.

**15 RELATED PARTY TRANSACTIONS**

The exemption under Financial Reporting Standard No 8 "Related Party Disclosures" has been taken and consequently, transactions with other undertakings within the FC Skyfall Upper Midco 1 Limited group have not been disclosed in these financial statements.

**16 POST BALANCE SHEET EVENT**

No post balance sheet event is noted.

**17 PARENT UNDERTAKINGS AND CONTROLLING PARTIES**

The immediate parent undertaking is FC Skyfall Bidco Limited, a company incorporated in the Cayman Islands.

The ultimate parent undertaking is FC Skyfall LP, a limited partnership incorporated and registered in the Cayman Islands. FC Skyfall Upper Midco Limited is both the smallest and largest group the consolidated financial statements are drawn up.

Copies of FC Skyfall Upper Midco Limited financial statements to 30 September 2015 are available from the Companies House at Crown Way, Cardiff, Wales CF14 3UZ.