

Registered No: 01829406

Spire Healthcare Properties Limited
Annual Report and Audited Financial Statements
For the Year Ended 31 December 2017

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Spire Healthcare Properties Limited
Registered No: 01829406

Company Information

Directors

D F Toner
J J Ash
P J Corfield

Company secretary

D F Toner

Registered office

3 Dorset Rise
London
EC4Y 8EN

Auditors

Ernst & Young LLP
Apex Plaza
Forbury Road
Reading
RG1 1YE

Spire Healthcare Properties Limited
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Strategic Report
for the Year Ended 31 December 2017

The directors present their strategic report for the year ended 31 December 2017.

1. Principal activities and review of the business

The principal activity of the Company is the leasing of hospital property.

In December 2017, the Company acquired the freehold interest of Spire Manchester hospital and Spire Nottingham hospital, from a fellow subsidiary company in the Group, Spire Healthcare Property Developments Limited for £6.9 million and £6.4 million respectively.

Results

The loss for the year after taxation, amounted to £986,000 (2016: profit £183,000).

Key performance indicators

As a result of the nature of the business, the Directors do not consider the use of key performance indicators necessary to provide an understanding of the development, performance or position of the business.

2. Principal risks and uncertainties

Credit risk

Credit risk arises principally from the Company's receivables of rent from Spire Healthcare Limited, a fellow group undertaking of Spire Healthcare Group plc.

Overall risk management

Overall risk is managed with reference to Spire Healthcare Group plc and its subsidiaries (the "Group") and the principal risks and uncertainties facing the Company are therefore integrated with those facing the Group as a whole. Further information is provided in the Annual Report of Spire Healthcare Group plc, which is available at www.spirehealthcare.com.

Approved by the Board on 26 September 2018 and signed on its behalf by:

.....
D F Toner
Company secretary and director

Spire Healthcare Properties Limited
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Directors' Report
for the Year Ended 31 December 2017

The directors present their report and the financial statements for the year ended 31 December 2017.

Directors' of the company

The directors, who held office during the year, were as follows:

S Gordon (resigned 1 March 2018)

D F Toner - Company secretary and director

A W N White (resigned 22 July 2017)

C L Mason (appointed 6 February 2017 and resigned 13 October 2017)

A C Goldsmith (appointed 27 June 2017 and resigned 27 October 2017)

J J Ash (appointed 30 October 2017)

The following director was appointed after the year end:

P J Corfield (appointed 22 March 2018)

Dividends

No ordinary dividend has been proposed for the year ended 31 December 2017 (2016: £nil).

Future developments

The Directors do not anticipate any significant changes in the activities of the Company in the foreseeable future.

Going concern

Due to the Company being in a net current liability position, the Directors have received notice from a fellow group undertaking Spire Healthcare Holdings 3 Limited that it will support the needs of the Company for at least twelve months following the date of signing these financial statements in order to allow it to meet its liabilities as and when they fall due.

After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

Directors' indemnity

As at the date of this report and during the year, the Company had in force an indemnity provision in favour of one or more directors of the Company, against liability in respect of proceedings brought by third parties, subject to the conditions set out in section 234 of the Companies Act 2006.

Disclosure of information to the auditors

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

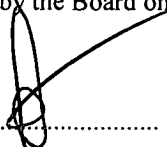
Reappointment of auditors

The auditor, Ernst & Young LLP, was the Company's auditor during the year and are deemed to be reappointed under section 487(2) of the Companies Act 2006.

Spire Healthcare Properties Limited
Registered No: 01829406

Directors' Report
for the Year Ended 31 December 2017 (continued)

Approved by the Board on 26 September 2018 and signed on its behalf by:


.....
D F Toner
Company secretary and director

Statement of Directors' Responsibilities

The directors acknowledge their responsibilities 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 Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 101 'Reduced Disclosure Framework' ('FRS 101'). 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 apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether FRS 101 has 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.

Independent Auditor's Report to the Members of Spire Healthcare Properties Limited

Opinion

We have audited the financial statements of Spire Healthcare Properties Limited for the year ended 31 December 2017 which comprise the Balance Sheet, the Statement of comprehensive income, the Statement of changes in equity and the related notes 1 to 18, 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 FRS 101 "Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the company's affairs as at 31 December 2017 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.

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 below. 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.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

Independent Auditor's Report to the Members of Spire Healthcare Properties Limited (continued)

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 the 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 strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and directors' report have 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 strategic report or directors' report.

We have nothing to report in respect of the following matters in relation to which 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.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 5 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.

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Independent Auditor's Report to the Members of Spire Healthcare Properties Limited
(continued)

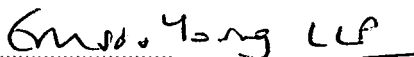
Auditor's responsibilities for the audit of the financial statements

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 <https://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 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.


Debbie O'Hanlon (Senior Statutory Auditor)
For and on behalf of Ernst & Young LLP, Statutory Auditor

Apex Plaza
Forbury Road
Reading
RG1 1YE

28 September 2018

Spire Healthcare Properties Limited
Registered No: 01829406

Income Statement
for the Year Ended 31 December 2017

| | Note | 2017 £ 000 | 2016 £ 000 |
|--|------|---------------|---------------|
| Revenue | | 429 | 490 |
| Depreciation | 11 | (577) | (73) |
| Administrative expenses | | <u>(352)</u> | <u>(345)</u> |
| Operating (loss)/profit | 4 | <u>(500)</u> | <u>72</u> |
| Interest receivable and similar income | 6 | - | 135 |
| Interest payable and similar charges | 7 | <u>(456)</u> | <u>-</u> |
| Net finance (cost)/income | | <u>(456)</u> | <u>135</u> |
| (Loss)/profit before taxation | | (956) | 207 |
| Taxation | 9 | <u>(30)</u> | <u>(24)</u> |
| (Loss)/profit for the year | | <u>(986)</u> | <u>183</u> |

The above results were derived from continuing operations.

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Statement of Comprehensive Income
For the Year Ended 31 December 2017

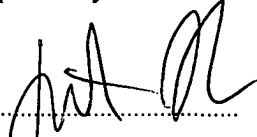
| | 2017 £ 000 | 2016 £ 000 |
|--|-----------------------------|-----------------------------|
| (Loss)/profit for the year | (986) | 183 |
| Total comprehensive (loss)/profit for the year | (986) | 183 |

Spire Healthcare Properties Limited
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Statement of Financial Position
as at 31 December 2017

| | Note | 2017 £ 000 | 2016 £ 000 |
|---|------|-----------------|-----------------|
| Fixed assets | | | |
| Tangible assets | 11 | 707 | 781 |
| Investment properties | 10 | 37,993 | 25,156 |
| | | <u>38,700</u> | <u>25,937</u> |
| Current assets | | | |
| Debtors: Amounts falling due within one year | 12 | 592 | 380 |
| Creditors: Amounts falling due within one year | 16 | <u>(33,129)</u> | <u>(19,359)</u> |
| Net current liabilities | | <u>(32,537)</u> | <u>(18,979)</u> |
| Total assets less current liabilities | | 6,163 | 6,958 |
| Deferred tax liabilities | 15 | <u>(406)</u> | <u>(215)</u> |
| Net assets | | <u>5,757</u> | <u>6,743</u> |
| Capital and reserves | | | |
| Share capital | 13 | - | - |
| Retained earnings | | <u>5,757</u> | <u>6,743</u> |
| Equity shareholders' funds | | <u>5,757</u> | <u>6,743</u> |

Approved by the Board on 26 September 2018 and signed on its behalf by:



 J J Ash
 Director

Spire Healthcare Properties Limited
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Statement of Changes in Equity for the Year Ended 31 December 2017

| | Retained earnings £ 000 | Total equity £ 000 |
|----------------------------|------------------------------------|-------------------------------|
| At 1 January 2017 | 6,743 | 6,743 |
| Loss for the year | (986) | (986) |
| Total comprehensive loss | (986) | (986) |
| At 31 December 2017 | 5,757 | 5,757 |
| | Retained earnings £ 000 | Total £ 000 |
| At 1 January 2016 | 6,560 | 6,560 |
| Profit for the year | 183 | 183 |
| Total comprehensive income | 183 | 183 |
| At 31 December 2016 | 6,743 | 6,743 |

The notes on pages 13 to 22 form an integral part of these financial statements.

Spire Healthcare Properties Limited
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Notes to the Financial Statements
for the Year Ended 31 December 2017

1 General information

Statement of compliance

Spire Healthcare Properties Limited ("the Company") is a limited company incorporated and domiciled in England and Wales. The address of its registered office and principal place of business is disclosed in the Company Information.

These financial statements were prepared in accordance with 'Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101)' and in accordance with applicable accounting standards.

The Company's financial statements are presented in Sterling, which is also the Company's functional currency, and all values are rounded to the nearest thousand pounds (£'000) except where otherwise indicated.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have, unless otherwise stated, been consistently applied to all periods presented.

2 Accounting policies

Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 101 (FRS 101) 'Reduced Disclosure Framework' and the Companies Act 2006.

Reporting exemptions

The company has taken advantage of the following disclosure exemptions under FRS 101:

- (a) the requirements of IAS 7 Statement of Cash Flows;
- (b) the requirements of paragraph 17 of IAS 24 Related Party Disclosures; and
- (c) the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group provided that any subsidiary which is a party to the transaction is wholly owned by such a member.

Going concern

The Company's business activities and the factors affecting its performance, position and future development are set out within the Strategic Report.

Due to the Company being in a net current liability position, the Directors have received notice from a fellow group undertaking Spire Healthcare Holdings 3 Limited that it will support the needs of the Company for at least twelve months following the date of signing these financial statements in order to allow it to meet its liabilities as and when they fall due.

After making enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

Spire Healthcare Properties Limited
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Notes to the Financial Statements
for the Year Ended 31 December 2017 (continued)

2 Accounting policies (continued)

Changes in accounting policy

None of the standards, interpretations and amendments effective for the first time from 1 January 2017 have had a material effect on the financial statements.

Rental income

Rent arising on leased properties is accounted for on a straight line basis over the lease term.

Tax

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 taxable income.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements and on unused tax losses or tax credits in the company. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

The carrying amount of deferred tax assets are reviewed at each reporting date and a valuation allowance is set up against deferred tax assets so that the net carrying amount equals the highest amount that is more likely than not to be recovered based on current or future taxable profit.

Property, plant and equipment

Property, plant and equipment is stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of property, plant and equipment includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

| Asset class | Depreciation method and rate |
|--|-------------------------------------|
| Leasehold improvements | 5 years or life of lease |
| Medical, non-medical equipment and furniture | 3 - 10 years |

Investment property

Certain of the company's properties are held as investment properties for long-term rental yields.

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties continue to be accounted for at cost less accumulated depreciation, depreciated over their useful economic lives, as follows:

Freehold buildings - 5-50 years
Fixtures and fittings - 5-10 years
No depreciation is provided on freehold land

Cash and cash equivalents

Cash comprise cash balances and call deposits.

Spire Healthcare Properties Limited

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Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

2 Accounting policies (continued)

Leases

Leasing arrangements which transfer to the Company substantially all the risks and rewards of ownership of an asset are treated as if the asset had been purchased outright. The assets are included in tangible assets and depreciated over their estimated economic lives or over the term of the lease, whichever is the shorter.

The capital element of the leasing commitments is included in liabilities as obligations under finance leases. The lease rentals are treated as consisting of capital and interest elements. The capital element is applied to reduce the outstanding obligation and the interest element is charged to the income statement in proportion to the capital element outstanding.

All other leases are accounted for as operating leases. Rentals payable under operating leases are charged to the income statement on a straight line basis over the lease term.

Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are deducted from share premium.

Significant judgements and estimates

In the application of the Company's accounting policies, the directors are required to make estimates about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The following accounting policies have been identified as involving particularly complex judgements or subjective estimates:

Estimation on useful lives and residual value

[Tangible assets/Investment property] is depreciated over their useful lives, taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining lives of the assets and projected disposal values. The estimated useful life of investment property is set out in note XX.

Leases

In the determination of the classification of the lease as an operating lease, assumptions have been made about the discount rate applied to minimum lease payments over the remainder of the lease term and of the useful economic life of the hospitals.

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Notes to the Financial Statements
for the Year Ended 31 December 2017 (continued)

2 Accounting policies (continued)

Classification of properties

In determining the classification of properties as either investment properties or development properties, judgement is required as to whether the value of the property is being realised principally from capital appreciation or rental income or through the disposal of the property. If the value is principally being derived from capital appreciation or rental income then it is accounted for as an investment property.

Investment property disclosed values

In valuing investment properties judgements are required about the assumptions, in particular regarding the market rent and market yield. Further details are provided in note 9.

3 Parent and ultimate parent undertaking

The Company's immediate parent undertaking is Spire Healthcare Limited, a company is registered in England and Wales. The Company's ultimate parent undertaking is Spire Healthcare Group plc, a company registered in England and Wales. The largest and smallest group in which the results of the Company are consolidated is that held by Spire Healthcare Group plc. Copies of the consolidated financial statements of Spire Healthcare Group plc may be obtained from the Spire Healthcare website (Company Secretary, 3 Dorset Rise, London EC4Y 8EN or www.spirehealthcare.com).

4 Profit on ordinary activities before taxation

Arrived at after charging/(crediting)

| | 2017 £ 000 | 2016 £ 000 |
|---|---------------|---------------|
| <i>Profit on ordinary activities is arrived after charging/(crediting):</i> | | |
| Depreciation expense | 577 | 73 |
| Operating lease expense - property | 352 | 345 |

5 Staff costs and directors' remuneration

The company had no employees during the year (2016: nil) and consequently incurred no staff costs.

Emoluments for the directors of the Company are paid for by Spire Healthcare Limited, a fellow subsidiary of Spire Healthcare Group plc. Spire Healthcare Limited has not recharged any amount to the company (2016: £nil) on the basis that the amount attributable to the Company is negligible.

6 Interest receivable and similar income

| | 2017 £ 000 | 2016 £ 000 |
|--|---------------|---------------|
| Receivable from other Group undertakings | - | 135 |

Spire Healthcare Properties Limited
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Notes to the Financial Statements
for the Year Ended 31 December 2017 (continued)

7 Interest payable and similar charges

| | 2017 £ 000 | 2016 £ 000 |
|--|-----------------------------|-----------------------------|
| Interest payable to other Group undertakings | 456 | - |

8 Auditors' remuneration

| | 2017 £ 000 | 2016 £ 000 |
|--|-----------------------------|-----------------------------|
| Estimated money value of benefits in kind for audit services | 1 | 1 |

Fees for the audit of the company are borne by other group companies.

9 Income tax

(i) Analysis of tax charge in year

Tax charged/(credited) in the income statement

| | 2017 £ 000 | 2016 £ 000 |
|---|-----------------------------|-----------------------------|
| Current taxation | | |
| UK corporation tax on profits of the year | (193) | (107) |
| UK corporation tax adjustment to prior periods | 32 | - |
| Tax credit on profit on ordinary activities | (161) | (107) |
| Deferred taxation | | |
| Origination and reversal of temporary differences | 88 | 131 |
| Adjustments in respect of prior periods | 103 | - |
| Total deferred taxation | 191 | 131 |
| Tax charge on profit on ordinary activities | 30 | 24 |

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Notes to the Financial Statements
for the Year Ended 31 December 2017 (continued)

9 Income tax (continued)

(ii) Factors affecting the tax charge

The tax on profit before tax for the year is the same as the standard rate of corporation tax in the UK (2016 - the same as the standard rate of corporation tax in the UK) of 19.25% (2016 - 20%).

The differences are reconciled below:

| | 2017 £ 000 | 2016 £ 000 |
|---|-----------------------------|-----------------------------|
| (Loss)/profit before tax | (956) | 207 |
| Corporation tax at standard rate | (184) | 41 |
| Increase (decrease) in current tax from adjustment for prior periods | 32 | - |
| Increase (decrease) from effect of expenses not deductible in determining taxable profit (tax loss) | 91 | 11 |
| Deferred tax expense (credit) from unrecognised temporary difference from a prior period | 103 | - |
| Deferred tax expense (credit) relating to changes in tax rates or laws | (12) | (28) |
| Total tax charge | 30 | 24 |

10 Investment properties

| | 2017 £ 000 |
|------------------------|-----------------------------|
| Cost | |
| At 1 January | 25,156 |
| Additions | 13,341 |
| At 31 December | 38,497 |
| Depreciation | |
| Charge for the year | 504 |
| Carrying amount | |
| At 31 December | 37,993 |

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Notes to the Financial Statements
for the Year Ended 31 December 2017 (continued)

10 Investment properties (continued)

Fair value of investment property

Valuations are the responsibility of the directors. They are prepared and reviewed internally by senior management and property managers within the Spire Group, after taking advice from external advisors about key market conditions, including yields. This includes discussions of the key assumptions used, as well as a review of the resulting valuations.

The fair value of investment properties is determined using the income capitalisation approach. Under this approach, forecast earnings are used to estimate the sustainable market rents applicable to the hospital property, which together with the estimated costs are discounted at market derived capitalisation rates to produce the director's opinion of the fair value of the property.

The capitalisation rate which, if applied to rental cash flows would produce the fair value, is described as the equivalent yield.

The company considers its investment property falls within 'Level 3', as defined by IFRS 13. There has been no transfer of the property within the fair value hierarchy in the financial year.

The table below summarises the key unobservable inputs used in the valuation of the company's wholly owned investment properties at 31 December 2017.

| | Market value | Estimated rental | Equivalent |
|------------------------------|---------------------|-------------------------|-------------------|
| | 2017 | value | yield |
| | £ 000 | 2017 | 2017 |
| | | £ 000 | % |
| Hospital property: | | | |
| Spire St. Anthony's Hospital | 21,315 | 1,252 | 5.5% |
| Spire Manchester Hospital | 19,663 | 1,050 | 5.25% |
| Spire Nottingham Hospital | 15,262 | 815 | 5.25% |

| | Market value | Estimated rental | Equivalent |
|------------------------------|---------------------|-------------------------|-------------------|
| | 2016 | value | yield |
| | £ 000 | 2016 | 2016 |
| | | £ 000 | % |
| Hospital property: | | | |
| Spire St. Anthony's Hospital | 31,326 | 1,924 | 5.75% |

11 Property, plant and equipment

| | Leasehold |
|--------------------------|------------------|
| | £ 000 |
| Cost or valuation | |
| At 1 January 2017 | 1,646 |
| At 31 December 2017 | 1,646 |

Spire Healthcare Properties Limited
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Notes to the Financial Statements
for the Year Ended 31 December 2017 (continued)

11 Property, plant and equipment (continued)

| | Leasehold £ 000 |
|------------------------|----------------------------|
| Depreciation | |
| At 1 January 2017 | 865 |
| Charge for the year | <u>74</u> |
| At 31 December 2017 | <u>939</u> |
| Carrying amount | |
| At 31 December 2017 | <u>707</u> |
| At 31 December 2016 | <u>781</u> |

12 Debtors

| | 2017 £ 000 | 2016 £ 000 |
|---|-----------------------|-----------------------|
| Amounts falling due within one year: | | |
| Prepayments and accrued income | 248 | 273 |
| Corporation tax | <u>344</u> | <u>107</u> |
| | <u>592</u> | <u>380</u> |

13 Share capital

Allotted, called up and fully paid shares

| | 2017 £ 000 | 2016 £ 000 |
|------------------------------|-----------------------|-----------------------|
| 2 Ordinary shares of £1 each | - | - |
| | <u>-</u> | <u>-</u> |

14 Operating lease arrangements - as lessor

The Company leases Spire Sussex hospital from the NHS and leases it on to Spire Healthcare Limited. In December 2016, the Company also acquired the freehold interest of Spire St Anthony's Hospital from a fellow subsidiary undertaking. The property is leased to Spire Healthcare Limited for 15 year to December 2031, at an annual rental of £2,500,000. In December 2017, the Company acquired the freehold of Spire Manchester hospital and Spire Nottingham hospital from a fellow subsidiary undertaking. These properties are leased to Spire Healthcare Limited for 15 years until December 2032.

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Notes to the Financial Statements
for the Year Ended 31 December 2017 (continued)

14 Operating lease arrangements - as lessor (continued)

The total future value of minimum lease receivable is as follows:

| | 2017 £ 000 | 2016 £ 000 |
|---|---------------|---------------|
| Within one year | 2,929 | 2,922 |
| After one year but not more than five years | 11,716 | 11,688 |
| In over five years | 24,276 | 27,170 |
| | <u>38,921</u> | <u>41,780</u> |

15 Deferred taxation

Deferred tax assets and liabilities

| | Liability £ 000 |
|--------------------------------|--------------------|
| 2017 | |
| Accelerated capital allowances | 406 |
| | <u> </u> |
| 2016 | |
| Accelerated capital allowances | 215 |
| | <u> </u> |

Deferred tax movement during the year:

| | At 1 January 2017 £ 000 | Recognised in income £ 000 | At 31 December 2017 £ 000 |
|--------------------------------|-------------------------------|----------------------------------|------------------------------------|
| Accelerated capital allowances | 215 | 191 | 406 |

Deferred tax movement during the prior year:

| | At 1 January 2016 £ 000 | Recognised in income £ 000 | At 31 December 2016 £ 000 |
|--------------------------------|-------------------------------|----------------------------------|------------------------------------|
| Accelerated capital allowances | 84 | 131 | 215 |

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability settled, based on tax rates that have been enacted, or substantively enacted, at the balance sheet date. The Finance Act 2016, which included a further reduction in the UK corporate tax rate from 18.0% to 17.0% on 1 April 2020, has been enacted and so deferred tax assets and liabilities have been calculated at this rate unless the temporary difference is expected to reverse sooner than 1 April 2020 in which case the applicable rate of 18.00% to 19.25% has been used.

Spire Healthcare Properties Limited

Registered No: 01829406

**Notes to the Financial Statements
for the Year Ended 31 December 2017 (continued)****16 Creditors - amounts falling due within one year**

| | 2017 | 2016 |
|--|--------------|--------------|
| | £ 000 | £ 000 |
| Amounts owed to other Group undertakings | 33,129 | 19,359 |

17 Commitments**Operating leases**

At 31 December 2017 the company had future minimum rentals payable under non-cancellable operating leases are as follows:

| | Land and buildings | |
|----------------------------|---------------------------|--------------|
| | 2017 | 2016 |
| | £ 000 | £ 000 |
| Within one year | 326 | 319 |
| Between two and five years | 1,304 | 1,276 |
| Over five years | 1,386 | 1,676 |
| | <u>3,016</u> | <u>3,271</u> |

18 Contingent liabilities

On 11 July 2014, Spire Healthcare Group plc entered into a Senior Facility Agreement in the amount of £525,000,000 which has been guaranteed by the Company and other material subsidiaries of the Group. The loan amounts outstanding at the balance sheet date were £425,000,000 (2016: £425,000,000).

Under a group registration, the Company is jointly and severally liable for value added tax due by certain other Group companies. The amount outstanding at the balance sheet date for VAT was £nil (2016: £nil).