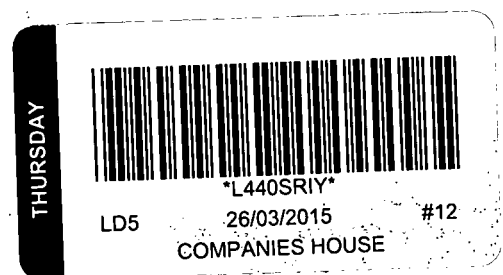


**CONCOURSE SKELMERSDALE LIMITED**



31 December 2014

**REPORTS AND FINANCIAL STATEMENTS**

**COMPANY REGISTRATION NUMBER: 03302904**

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**COMPANY REGISTRATION NUMBER: 03302904**

The Directors present the Strategic Report, their Report and the audited financial statements for Concourse Skelmersdale Limited ("the Company") for the year ended 31 December 2014.

**STRATEGIC REPORT**

The Company acts as a general partner to the Skelmersdale Limited Partnership ("the Partnership") based in the United Kingdom. The Company contributed 0.5% of the capital of the Partnership.

During the year, income from fixed asset investment increased to £10,886 (2013: £10,785), resulting in a rise in profitability before tax.

The profit for the financial year amounted to £461 (2013: £665) and the profit and loss reserve brought forward was £27,925. The profit and loss reserve carried forward is £28,386.

Given the nature of the business, the Company's directors are of the opinion that no additional key performance indicators are necessary for an understanding of the development, performance and position of the business other than the performance and position shown in the profit and loss account and balance sheet on pages 6 and 7.

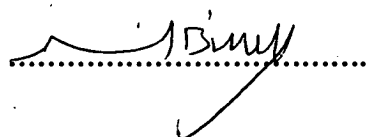
The directors are satisfied that the Company has adequate resources to continue in operational existence for the foreseeable future and, accordingly, it is appropriate to continue to use the going concern basis in preparing the financial statements.

**Principal Risks and Uncertainties**

The principal risks and uncertainties are integrated within the financial risk management policies of the Company and discussed in the Directors' Report

On behalf of the Board

**Director**



**Name**

**N Bisset**

**Date**

**19 March 2015**

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**DIRECTORS' REPORT**

**Dividends**

The directors do not recommend the payment of a final dividend for the year (2013: £nil).

**Directors**

The directors who served during the year were:

N Bisset  
D Jordison  
N D Timberlake

There have been no appointments or resignations between the end of the financial year and the date of signing these financial statements.

Qualifying third party indemnity provisions (as defined in Section 234(2) of the Companies Act 2006) have been in force for the benefit of directors during the year and remain in force as at the date of this Directors' Report.

**Future Outlook**

The directors do not anticipate any change in the nature of activities in the foreseeable future.

**Financial risk**

The Company is a wholly owned subsidiary company of Zurich Insurance Group Ltd and as such follows the financial risk management objectives and policies applicable to that company.

The Company's operations, through its investment in the Partnership, expose it to a variety of financial risks that include the effects of changes in prices, credit risk and liquidity risk. The Company has in place a risk management programme that seeks to limit the impacts of the risks.

**Price risk**

The Company's income is determined by:

- i) The eventual selling price of its investment in the Partnership. As a consequence it benefits from any uplift in the value of the property the Partnership holds and also participates in the deficit when property values fall; and
- ii) The net income obtainable from its investment in the Partnership. Benefits are generally therefore obtained from any increase in the property rental market that impacts rental income generated by the Partnership.

In order to mitigate the risk, the Company has regard to the market price risk associated with particular industry and geographical sectors in formulation of its investment strategy.

**Credit risk**

The Company's credit risk stems from the potential inability of tenants of the property held by the Partnership to pay rents owed. In order to mitigate this risk, credit checks are performed on potential customers before lease contracts are undertaken. Any overdue debts are chased on a regular basis.

**Liquidity risk**

The Company's assets comprise mainly of its investment in the Partnership, which may not be readily saleable. In order to limit the risk, the Company actively monitors its liquidity and cash flow position to ensure it has sufficient finance in order to fund its activities.

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**DIRECTORS' REPORT (CONTINUED)**

**Statement of Directors' Responsibilities**

The following statement sets out the responsibilities of the directors in relation to the financial statements of the Company. The report of the auditors, shown on pages 4 and 5, sets out their responsibilities in relation to the financial statements.

The directors are responsible for preparing the Strategic Report, 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; 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.

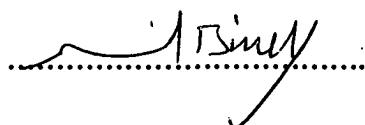
So far as each director is aware, there is no relevant audit information of which the Company's auditors are unaware.

Each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

The directors consider that they have pursued the actions necessary to meet their responsibilities as set out in this statement.

By order of the Board

**Director**



**Name**

**N Bisset**

**Date**

**19 March 2015**

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF CONCOURSE SKELMERSDALE LIMITED**

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**Report on the financial statements**

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**Our opinion**

In our opinion, Concourse Skelmersdale Limited's financial statements (the "financial statements"):

- give a true and fair view of the state of the Company's affairs as at 31 December 2014 and of its profit 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.

**What we have audited**

Concourse Skelmersdale Limited's financial statements comprise:

- the balance sheet, as at 31 December 2014;
- the profit and loss account for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

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**Opinion on other matter prescribed by the Companies Act 2006**

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In our opinion, 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.

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**Other matters on which we are required to report by exception**

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**Adequacy of accounting records and information and explanations received**

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

**Directors' remuneration**

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF CONCOURSE SKELMERSDALE LIMITED (CONTINUED)**

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**Responsibilities for the financial statements and the audit**

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**Our responsibilities and those of the directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, 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) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the Company's member as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

**What an audit of financial statements involves**

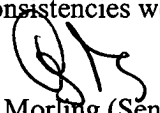
We conducted our audit in accordance with ISAs (UK & Ireland). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. 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.

We primarily focus our work in these areas by assessing the directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

In addition, we read all the financial and non-financial information in the Reports and Financial Statements 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.

  
Sue Morling (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Bristol

Date: 19 March 2015 .....

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**PROFIT AND LOSS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2014**

	Notes	2014 £	2013 £
Administrative expenses		(10,000)	(10,000)
<b>Operating loss</b>		<u>(10,000)</u>	<u>(10,000)</u>
Income from fixed asset investment	5	10,886	10,785
Other interest receivable and similar income	6	76	81
<b>Profit on ordinary activities before taxation</b>		<u>962</u>	<u>866</u>
<b>Tax on profit on ordinary activities</b>	7	(501)	(201)
<b>Profit for the financial year</b>	12,13	<u>461</u>	<u>665</u>

All amounts above are in respect of continuing operations.

The Company had no recognised gains or losses in either year other than the profit stated above, therefore no statement of total recognised gains and losses has been prepared.

There are no material differences between the profit on ordinary activities before taxation and the profit for the financial years stated above and their historical cost equivalents.

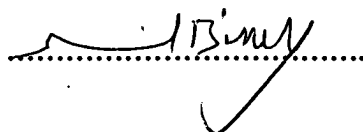
**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

**BALANCE SHEET**  
**AT 31 DECEMBER 2014**

	Notes	2014 £	2013 £
<b>Fixed assets</b>			
Investments	8	<u>2,500</u> 2,500	<u>2,500</u> 2,500
<b>Current assets</b>			
Debtors	9	18,153	17,497
Cash at bank and in hand		<u>19,204</u> 37,357	<u>19,261</u> 36,758
<b>Creditors:</b>			
Amounts falling due within one year	10	(10,471)	(10,333)
<b>Net current assets</b>		<u>26,886</u>	<u>26,425</u>
<b>Total assets less current liabilities</b>		29,386	28,925
<b>Net assets</b>		<u>29,386</u>	<u>28,925</u>
<b>Capital and reserves</b>			
Called up share capital	11	1,000	1,000
Profit and loss account	12	28,386	27,925
<b>Total shareholder's funds</b>	13	<u>29,386</u>	<u>28,925</u>

The financial statements on pages 6 to 12 were approved by the Board on 19 March 2015 and were signed on its behalf by:

**Director**



Name: N Bisset

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**NOTES TO THE FINANCIAL STATEMENTS**

**1. Accounting policies**

**1.1. Basis of presentation**

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and applicable United Kingdom accounting standards.

The accounting policies have been consistently applied to all years presented.

**1.2. Cash Flow Statement**

The Company qualifies as exempt from the requirement to produce a cash flow statement under Financial Reporting Standard ("FRS") 1 'Cash Flow Statements (Revised 1996)' since it is a wholly owned subsidiary undertaking of a parent company that prepares publicly available consolidated financial statements.

**1.3. Administrative expenses**

Administrative expenses consist of an annual management fee of £10,000 payable to a group company, Zurich Assurance Ltd.

**1.4. Fixed asset investments**

- i. Fixed asset investments are included in the balance sheet at original cost less impairment where required.
- ii. Investment income is the amount receivable for the year on an accruals basis.
- iii. Profit on disposal of fixed asset investments is calculated as the difference between net sale proceeds and cost.
- iv. No gains are accounted for in the financial statements of the Company until they are realised.

**2. Auditors' Remuneration**

The fees payable to the Company's auditor for the audit of the Company's financial statements were £2,602 (2013: £2,602). In 2014 and 2013 the audit fee was borne by Zurich Financial Services (UKISA) Limited ("the Parent company").

**3. Employee Information**

Staff are not employed directly by the Company and accordingly the Company does not incur direct staff or pension costs. The costs of staff working for the Company in 2014 and 2013 have been borne by another group undertaking.

The principal disclosures in respect of these staff appear in the financial statements of Zurich Employment Services Limited, copies of which can be obtained from The Secretary, Zurich Employment Services Limited, The Zurich Centre, 3000 Parkway, Whiteley, Fareham PO15 7JZ.

**4. Directors' Remuneration**

The remuneration of the directors for services to the Company as directors during the year was £nil (2013: £nil).

No advances or credits granted to any director subsisted during the year. Also, no guarantees on behalf of any director subsisted during the year.

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**5. Income from fixed asset investment**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Income from unlisted investment	10,886	10,785
	<hr/>	<hr/>

**6. Interest receivable and similar income**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Bank interest	76	81
	<hr/>	<hr/>

**7. Tax on profit on ordinary activities**

**(a) Analysis of charge for the year**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Current Tax:		
UK corporation tax on profits for the year	207	201
Adjustment in respect of prior years	294	-
	<hr/>	<hr/>
<b>Total current tax</b>	<b>501</b>	<b>201</b>
	<hr/>	<hr/>
<b>Tax on profit on ordinary activities</b>	<b>501</b>	<b>201</b>
	<hr/>	<hr/>

**(b) Factors affecting the tax charge for the year**

The tax assessed for the year is higher than (2013: equal to) the effective rate of corporation tax in the UK of 21.50% (2013: 23.25%). The differences are explained below.

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Profit on ordinary activities before taxation	962	866
	<hr/>	<hr/>
Profit on ordinary activities multiplied by the effective rate of corporation tax in the UK of 21.50% (2013: 23.25%)	207	201
Effects of:		
Adjustments to tax charge in respect of prior years	294	-
	<hr/>	<hr/>
<b>Current tax charge for the year</b>	<b>501</b>	<b>201</b>

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**7. Tax on profit on ordinary activities (continued)**

**(c) Factors affecting future tax charges**

The UK corporation tax rate reduced from 23% to 21% with effect from 1 April 2014.

A further reduction to the UK corporation tax rate to 20% with effect from 1 April 2015 was substantively enacted on 2 July 2013.

**8. Fixed asset investment**

	2014 £	2013 £
<b>Cost and net book value</b>		
At 1 January and 31 December	2,500	2,500

The Company contributed £2,500, being 0.5% of the capital of The Skelmersdale Limited Partnership, a property partnership registered in England & Wales.

**9. Debtors**

	2014 £	2013 £
Amounts owed by limited partnership	15,654	14,998
Amounts owed by group undertakings	2,499	2,499
	18,153	17,497

Amounts owed by group undertakings are unsecured, interest free and have no fixed date of repayment.

**10. Creditors: amounts falling due within one year**

	2014 £	2013 £
Corporation tax payable	471	333
Accruals	10,000	10,000
	10,471	10,333

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**11. Called up share capital**

	2014 £	2013 £
<b>Allotted, issued, and fully paid</b>		
Ordinary shares of £1 each	1,000	1,000
	<hr/>	<hr/>

**12. Movements in reserves**

	Profit and loss account 2014 £	Profit and loss account 2013 £
At 1 January	27,925	27,260
Retained profit for the year	461	665
	<hr/>	<hr/>
At 31 December	28,386	27,925
	<hr/>	<hr/>

**13. Reconciliation of movements in shareholder's funds**

	2014 £	2013 £
Opening shareholder's funds	28,925	28,260
Profit for the financial year	461	665
	<hr/>	<hr/>
<b>Closing shareholder's funds</b>	29,386	28,925
	<hr/>	<hr/>

**14. Related party transactions**

Concourse Skelmersdale Limited is a general partner in a limited partnership arrangement of which 0.5% is held (note 8). Income of £10,886 (2013: £10,785) was receivable from the limited partnership (note 5) for the year whilst £15,654 (2013: £14,998) of arrears remained outstanding at the year end (note 9). There were no other transactions with the limited partnership.

The Company has taken advantage of an exemption from FRS 8 'Related Party Disclosures' not to disclose transactions with Zurich Insurance Group Ltd's group undertakings, since it is a wholly-owned subsidiary undertaking within that group. Balances with Zurich Insurance Group Ltd's group undertakings are shown in note 9.

No contract of significance existed at any time during the year in which a director or key manager was materially interested or which requires disclosure as a related party transaction as defined under FRS 8.

**Concourse Skelmersdale Limited**  
**Reports and Financial Statements for the year ended 31 December 2014**

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**15. Ultimate Parent Company**

The Company's ultimate parent company and ultimate controlling party is Zurich Insurance Group Ltd, which is incorporated in Switzerland. Zurich Insurance Group Ltd is the parent company of the largest group of companies, of which the Company is a wholly owned subsidiary, for which group accounts are drawn up. Zurich Insurance Company Ltd, which is incorporated in Switzerland, is the parent company of the smallest group of companies, of which the Company is a wholly owned subsidiary, for which group accounts are drawn up. Copies of the consolidated financial statements of Zurich Insurance Group Ltd and Zurich Insurance Company Ltd can be obtained from the Secretary of that company at the following address:

Mythenquai 2  
8002 Zurich  
Switzerland