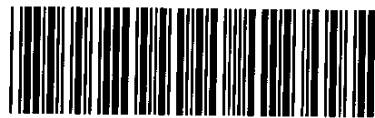


NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

**UNAUDITED REPORT AND FINANCIAL STATEMENTS
YEAR ENDED 30 APRIL 2018**

TUESDAY



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NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

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YEAR ENDED 30 APRIL 2018

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NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

GENERAL INFORMATION

YEAR ENDED 30 APRIL 2018

Directors

B D Hobbs
Consortium Directors Ltd

Registered Office

33 Wigmore Street
London
W1U 1BZ

NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

REPORT OF THE DIRECTORS

YEAR ENDED 30 APRIL 2018

The Directors present their report and financial statements for the year ended 30 April 2018.

Review of Activities

During the year the Company continued to act as the General Partner for Napier Capital No 12 Limited Partnership.

Results and Dividends

The result for the year amounted to £nil (2017 - £nil). The Directors do not recommend the payment of a dividend.

Directors

The Directors who served during the year are as shown on page 2.

Directors' Interests

The Directors did not hold any interest in the share capital of the Company at any time during the year.

H R Saunders, J E G Davies and B D Hobbs are directors of Consortium Directors Limited.

Director's Responsibilities

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable laws 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 estimates that are reasonable and prudent;
- prepare the financial statements on a 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

NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

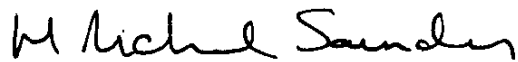
REPORT OF THE DIRECTORS (CONTINUED)

YEAR ENDED 30 APRIL 2018

Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

By order of the Board



H R SAUNDERS
Director

25 January 2019

NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

STATEMENT OF COMPREHENSIVE INCOME

YEAR ENDED 30 APRIL 2018

	Note	2018 £	2017 £
Turnover	3	3,000	-
Administrative expenses		(3,000)	-
		<hr/>	<hr/>
Profit / (loss) on ordinary activities before taxation	4	-	-
Tax on loss on ordinary activities	6	-	-
		<hr/>	<hr/>
Profit / (loss) on ordinary activities after taxation		-	-
		<hr/>	<hr/>

The Company had no other recognised gains or losses.

All activities are derived from continuing operations.

NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED
(Company Number 04426175)

BALANCE SHEET

AS AT 30 APRIL 2018

	Note	2018 £	2017 £
Current Assets			
Debtors	7	3,002	2
Creditors: amounts falling due within one year	8	(3,000)	-
Net Current Assets		<u>2</u>	<u>2</u>
Capital and Reserves			
Called up share capital	9	2	2
Profit and loss account		-	-
Shareholders' Funds		<u>2</u>	<u>2</u>


For the year ending 30 April 2018 the Company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with Section 476
- The Directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements have been prepared in accordance with the special provisions applicable to companies subject to the small companies regime of the Companies Act 2006.

By order of the Board



H R SAUNDERS
Director

25 January 2019

NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 APRIL 2018

1 GENERAL INFORMATION

Napier Capital General Partner No. 12 Ltd is incorporated in the United Kingdom, within England and Wales and registered at 33 Wigmore Street, London, W1U 1BZ. Company number 04426175.

The Company has determined that the Pound Sterling is its functional currency, as this is the currency of the economic environment in which the company predominantly operates.

2 PRINCIPLE ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 Section 1A, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006. They are presented in Pounds Sterling (GBP).

Turnover

Turnover represents fees receivable from the Limited Partnership for which Napier Capital General Partner No 12 Limited acts as General Partner.

Deferred taxation

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements. 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.

Financial instruments

Financial assets

The Partnership's financial assets comprise basic financial instruments, being trade and other receivables and cash and bank balances.

Cash is represented by cash in hand and deposits with financial institutions repayable *without penalty on notice of no more than 24 hours*. Cash equivalents are highly liquid investments that mature in no more than three months or less from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Trade and other receivable are measured at transaction price less any impairment. Any impairment loss is recognised in the income statement.

NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 APRIL 2018

The impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the Partnership would receive for the asset if it were to be sold at the reporting date.

Financial assets are derecognised when contractual rights to the cash flows from the financial asset expire or are settled, or when substantially all the risks and rewards of ownership have been transferred.

Financial liabilities

The Partnership's financial liabilities comprise basic financial liabilities, including trade and other payables, amounts due to members and accruals. These are initially recognised at transaction price and are measured subsequently at amortised cost.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

3 TURNOVER

Turnover represents amounts receivable for services provided, exclusive of Valued Added Tax

4 PROFIT/LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION

This is stated after charging the following:

	2018 £	2017 £
Directors' emoluments	-	-

5 STAFF COSTS

There were no staff costs during the year.

The Directors did not receive any remuneration from the Company.

6 TAXATION ON PROFIT ON ORDINARY ACTIVITIES

The taxation charge on the profit/(loss) on ordinary activities for the year was as follows:

	2018 £	2017 £
UK Corporation tax at 19%	-	-

NAPIER CAPITAL GENERAL PARTNER NO. 12 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

YEAR ENDED 30 APRIL 2018

7 DEBTORS

	2018	2017
	£	£
Accrued income	3,000	-
Called up share capital not yet paid	2	2
	<u>3,002</u>	<u>2</u>

Accrued income represents amounts owed by Napier Capital No 12 Limited Partnership for which the company acts as General Partner.

8 CREDITORS : AMOUNTS FALLING DUE WITHIN ONE YEAR

Consortium Investment Management LLP	3,000	-
	<u>3,000</u>	<u>-</u>

9 CALLED UP SHARE CAPITAL

Called up and allotted: 2 ordinary shares of £1 each	<u>2</u>	<u>2</u>
---------------------------------------------------------	----------	----------

10 RELATED PARTY TRANSACTIONS

The director and the directors of the corporate director are all members of Consortium Investment Management LLP. During the year the General Partner paid Consortium Investment Management LLP administrative fees of £3,000 (2017: £nil). At the year end £3,000 was outstanding (2017: £nil).

11 CONTROLLING PARTY

The Company is wholly owned by Consortium Corporate Holdings Ltd.

The ultimate controlling party is B D Hobbs who owns Consortium Corporate Holdings Ltd.

NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP
UNAUDITED REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2018

Registered Number:

THESE PARTNERSHIP
ACCOUNTS FORM
PART OF THE ACCOUNTS
OF COMPANY
No. 4426175

NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP

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NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP
Managers Report
FOR THE YEAR ENDED 5 APRIL 2018

Manager's Responsibilities

We are required, as the Manager to prepare financial statements for each financial period in accordance with the Limited Partnership Agreement for The Napier Capital No 12 Limited Partnership ("Limited Partnership") and the accounting policies set out on page 4. In preparing those financial statements, the Manager has:

- selected suitable accounting policies and then applied them consistently;
- made judgements and estimates that are reasonable and prudent;
- stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepared the financial statements on the going concern basis unless it was inappropriate to presume that the Limited Partnership will continue in business.

We are responsible for keeping adequate accounting records which disclose, with reasonable accuracy, at any time, the financial position of the Limited Partnership. We are also responsible for safeguarding assets of the Limited Partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Principal Activities and any Significant Changes

The Limited Partnership was incorporated on 28 August 2014. The principal activity of the Partnership is that of purchasing and renting out commercial property. The General Partner to the Limited Partnership is Napier Capital General Partner No 12 Limited.

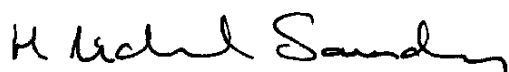
Results and Distributions

The total return for the period is set out on page 2 to the accounts.

In accordance with the Limited Partnership agreement distributions are made to partners at the discretion of the General Partner.

The General Partner shall receive income in line with the Limited Partnership agreement.

On behalf of the Manager



H R Saunders
Designated Partner

Consortium Investment Management LLP
(Manager)

25 January 2019

NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP**Statement of Total Return****For the year ended 5 April 2018**

	Note	Year ended 05/04/2018 £	Year ended 05/04/2017 £
Turnover	2	250,038	34,941
Administrative expenses	3	(64,574)	(169,175)
		<hr/>	<hr/>
Operating Profit/(Loss)	4	185,464	(134,234)
Profit/(Loss) on disposal of investment		-	-
Interest receivable	5	158	77
Interest payable	6	(124,706)	(49,567)
		<hr/>	<hr/>
Loss for the financial period available for division among Limited Partners before taxation	11	60,916	(183,724)
Loss allocated to Limited Partners		(60,916)	183,724
		<hr/>	<hr/>
Loss for the financial period available for discretionary division among Limited Partners		-	-
		<hr/>	<hr/>

The notes form part of these financial statements.

All amounts relate to continuing activities.

NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP
Registered Number
Balance Sheet as at 5 April 2018

	Note	2018 £	2017 £
Fixed Assets			
Investments	7	5,100,000	4,950,000
		<u>5,100,000</u>	<u>4,950,000</u>
Current Assets			
Debtors	8	2,640	123,950
Cash at bank		137,092	28,637
		<u>139,732</u>	<u>152,587</u>
Creditors, amounts falling due within one year	9	(47,724)	(91,134)
		<u>92,008</u>	<u>61,453</u>
Net Current Assets			
		5,192,008	5,011,453
Total Assets Less Current Liabilities			
Creditors, amounts falling due in more than one year	10	(2,779,191)	(2,809,552)
		<u>2,412,817</u>	<u>2,201,901</u>
Net Assets			
		<u>2,412,817</u>	<u>2,201,901</u>
Represented by			
Loans and other debts due to Limited Partners within one year	12	2,410,817	2,199,901
Limited Partners' capital classified as a liability under the FRSSE	11	2,000	2,000
		<u>2,412,817</u>	<u>2,201,901</u>

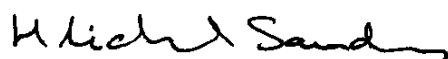
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime, as applied to qualifying partnerships and in accordance with the provisions of FRS102 Section 1A for small entities.

For the year ending 5 April 2018 the Limited Partnership was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies as applied to qualifying partnerships by The Partnerships (accounts) Regulations 2008.

The General Partner acknowledges its responsibilities for complying with the requirements of the Act as applied to qualifying partnerships by The Partnerships (Accounts) Regulations 2008 with respect to accounting records and the preparation of accounts.

The General Partner has not required the Limited Partnership to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006 as applied by The Partnerships (Accounts) Regulations 2008.

The financial statements were approved by the Manager on 25 January 2019 and signed on its behalf by



H R Saunders
Designated Partner
Consortium Investment Management LLP
(Manager)

NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP
Financial Statements for the year ended 5 April 2018

Notes

1 Principal Accounting Policies

(a) Basis of Preparation

The financial statements have been prepared in accordance with Section 1A of Financial Reporting Standard 102 for Smaller Entities (FRS102 Section 1A), the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, the Companies Act 2006, applicable to qualifying partnerships and in accordance with the Partnership Agreement dated 28 August 2014.

The profit for the year relating to Napier Capital No 12 LP was £60,916 (2017: loss £183,724)

(b) Tax Purposes

The taxation payable on profits is the personal liability of the Limited Partners during the period.

(c) Expenses

Expenses are shown on an accruals basis.

(d) Valuation of Investments

Investments are recognised at the value of the investment made allowing for annual revaluation adjustments

(e) The Limited Partnership

The Limited Partnership was established on 28 August 2014 and the length of its life is determined by various clauses within the Limited Partnership Agreement. However should any of the following events occur the Limited Partnership shall be terminated;

- (i) the General Partner resolves that the Partnership shall be dissolved.
- (ii) the insolvency, dissolution or liquidation of the General Partner unless the Partnership is reconstituted in line with the Limited Partnership agreement.
- (iii) the resignation of the General Partner unless the Partnership is reconstituted in line with the Limited Partnership agreement.

2 Turnover

Turnover is stated net of value added taxation, and consists of income receivable from rental leases. Income is recognised on an a receivable basis.

NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP
Financial Statements for the year ended 5 April 2018

Notes (Continued)

3 Administrative Expenses	2018	2017
	£	£
Fund management fees	25,786	24,851
Payments to General Partner	3,000	-
Professional fees	35,660	50,230
Property costs	-	-
Bank charges and interest	128	94,095
	<u>64,574</u>	<u>169,176</u>
4 Operating Profit/(Loss)		
This is stated after charging:	2018	2017
	£	£
Amortisation	-	-
5 Interest Receivable	2018	2017
	£	£
Bank interest	158	-
6 Interest Payable	2018	2017
Bank loans and overdrafts	124,706	49,567
7 Investments		
		Total
Cost		£
B/Fwd at 6 April 2017		4,950,000
Additions		-
Revaluation		150,000
Disposals		-
		<u>5,100,000</u>
C/Fws at 5 April 2018		
Amortisation		
B/Fwd at 6 April 2017		-
Charge for the period		-
		<u>-</u>
C/Fws at 5 April 2018		
Net book value		
C/Fws at 5 April 2018		<u>5,100,000</u>
B/Fwd at 6 April 2017		<u>4,950,000</u>

NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP
Financial Statements for the year ended 5 April 2018

Notes (Continued)

8 Debtors	2018	2017
	£	£
Amounts due within one year		
Trade debtors	-	75,000
Other debtors	2,640	48,950
	<hr/>	<hr/>
	2,640	123,950
	<hr/>	<hr/>
 9 Creditors: amounts falling due within one year	 2018	 2017
	£	£
Trade creditors	9,648	29,694
Accruals	22,933	61,439
Other creditors	15,143	1
	<hr/>	<hr/>
	47,724	91,134
	<hr/>	<hr/>
 10 Creditors: amounts falling due in more than one year	 2018	 2017
	£	£
Bank loan	2,779,191	2,809,552
	<hr/>	<hr/>
	2,779,191	2,809,552
	<hr/>	<hr/>
 11 Partners' Capital Accounts	 2018	 2017
	£	£
Limited Partners' Capital Accounts	2,000	2,000
	<hr/>	<hr/>

NAPIER CAPITAL NO 12 LIMITED PARTNERSHIP
Financial Statements for the year ended 5 April 2018

Notes (Continued)

12 Reconciliation of Movements in Partners' Equity

	Partners' Capital £	Partners' Loans £	Partners' Current Acc £	Revaluation Reserve £	Total £
Partners interests B/Fwd at 6 April 2017	2,000	1,998,000	(214,041)	415,942	2,201,901
Profit allocated during the period to Partners	-	-	60,916	-	-
Revaluation in year	-	-	-	150,000	150,000
Priority Profit Share	-	-	-	-	-
<i>Partners interests after profit for the year</i>	<i>2,000</i>	<i>1,998,000</i>	<i>(153,125)</i>	<i>565,942</i>	<i>2,351,901</i>
Introduced by Partners	-	-	-	-	-
<i>Partners interest as at 5 April 2018</i>	<i>2,000</i>	<i>1,998,000</i>	<i>(153,125)</i>	<i>565,942</i>	<i>2,412,817</i>

13 Related Party Transactions

Consortium Directors Ltd and Ben Hobbs are the directors of the General Partner to the Limited Partnership. The sole shareholder and all the directors of Consortium Directors Ltd are members of Consortium Investment Management LLP.

During the year Consortium Investment Management LLP received management fees of £27,857 from the Limited Partnership (2017:£24,851) for their services as manager to the Limited Partnership. At the year end no amounts were outstanding (2017: £nil).