REGISTERED NUMBER: 4825379

MGPA (EUROPE) LIMITED

REPORT OF THE DIRECTORS AND CONSOLIDATED FINANCIAL STATEMENTS

♦ *For the year ended 30 June 2013* ♦

Contents of the Consolidated Annual Report

Company Information

Directors	Digby Cyril Okell Steven Craig Willingham Thomas William Lee (appointed 28 January 2013) Laurent Xavier Luccioni (resigned 28 January 2013) Richard Martin Thomason Olivier Antoine Roger Leon Vellay (resigned 16 August 2013) Claire Marie Lamb
Secretary	TMF Corporate Administration Services Limited (Previously Clifford Chance Secretaries Limited)
Registered Office	5^{th} Floor 6 St Andrew Street London, EC4A 3AE
Registered Number	4825379
Independent auditors	PricewaterhouseCoopers LLP 7 More London Riverside London, SE1 2RT
Bankers	HSBC plc 4 Hardman Square Spinningfields Manchester, M3 3EB

Report of the Directors for the year ending 30 June 2013

The Directors present their report and the audited consolidated financial statements for the year ended 30 June 2013

Principal activities

The principal activity of MGPA (Europe) Limited and its subsidiaries together (the "Group") throughout the year has been the provision of Investment Advisory Services through MGPA (Europe) Limited (the "Company"), and the Company's subsidiary undertakings MPGA (France) S à r l , MGPA (Germany) GmbH, MGPA (Poland) sp z o o, MGPA (Denmark) ApS and MGPA (US) LLC

The Company also has an agreement with MGPA Europe Development Management Limited ("MGPA EDM") to provide development management services on specific development projects across Europe The work on the development projects is undertaken by the local subsidiaries who recharge cost plus mark-up to MGPA EDM

The Group recharges MGPA managed funds based in Europe and Asia for costs incurred on their behalf and for the provision of services provided by the Group to these funds

On May, 21, 2013 BlackRock Inc announced that it has entered into a definitive agreement to acquire MGPA Limited, the ultimate controlling party of the Company The transaction is expected to close in the fourth quarter of 2013, subject to customary regulatory approvals and closing conditions The Directors do not expect this transaction to have a significant impact on the operations of the Company over the next twelve months

Review of business and future developments

The focus of the Company remains to manage its existing investment advisory service mandates to deliver superior investment performance to clients The Company will also continue to seek opportunities to build new investment advisory service products to capitalise the skills and experience of the existing management team

The performance of the Group, as represented by the results of its operations for the year, was as follows

	Group	
	2013	**2012**
	£ 000	**£ 000**
Total comprehensive income	754	720

The Directors consider that the Group has had a satisfactory operating year and expect the business to continue operating in a similar fashion in the coming year in spite of current market conditions

The Company is authorised by the Financial Conduct Authority to undertake regulated activities in the United Kingdom

The Company is registered as an investment adviser in the US under the Investment Advisers Act 1940 and in this regard is subject to the oversight of the US Securities and Exchange Commission.

Report of the Directors for the year ending 30 June 2013 (continued)

Principle risks, uncertainties and key performance indicators

The management of the business plan and the execution of the Group's strategy are subject to a number of risks The key business risks affecting the Group are considered to be the global economic situation, Euro zone stability, investor capital appetite and performance of MGPA managed funds A more detailed analysis of the risks, uncertainties and key performance indicators are detailed below

The Company review the following company specific key performance indicators on a monthly basis,

- pre-tax profit year to date versus budget and full year forecast pre-tax profit
- new capital raising versus the business plan
- additional service revenue (acquisition fees, debt fees, development management fees and disposition fees) versus the budget year to date
- full year forecast and management expenses year to date versus budget and full year reforecast

Financial risk management

The Group's operations expose it to a variety of financial risks that include credit risk, liquidity risk, foreign exchange risk and capital risk Throughout the year, the Directors hold meetings with key management personnel, through which the key risks affecting the Group are identified, assessed and monitored These meetings allow the Group to develop strategies designed to limit the adverse effects of any of these risks on the financial performance of the Group The principle financial risks are disclosed in Note 3 of the financial statements

Dividends

Dividends were received during 2013 are as follows;

- €900,000 from MGPA Germany
- €612,306 from MGPA France
- PLN 400,000 from MGPA Poland

Dividends paid during 2013 are as follows,

- $6,900,000 to MGPA Holdings (Singapore) Pte Ltd
- €3,000,000 to MGPA Holdings (Singapore) Pte Ltd
- £1,600,000 to MGPA Holdings (Singapore) Pte Ltd

No dividends were paid or received in 2012

Directors

The Directors who held office during the year and until the date of signing were

- Digby Cyril Okell
- Steven Craig Willingham
- Thomas William Lee (appointed 28 January 2013)
- Laurent Xavier Luccioni (resigned 28 January 2013)
- Richard Martin Thomason
- Olivier Antoine Roger Leon Vellay (resigned 16 August 2013)
- Claire Marie Lamb

Statement of Directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year Under that law the directors have prepared the Group and parent company financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union 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 Group and the Company and of the profit or loss of the Group for that period

Report of the Directors for the year ending 30 June 2013 (continued)

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 IFRSs as adopted by the European Union have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and the Group 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 the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions

So far as the directors are aware, there is no relevant audit information of which the Company's auditors are unaware, and the directors have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information

Independent auditors

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office The Company has elected to hold a subsequent General Meeting of the Company to address the appointment of the auditors for the financial year ended 30 June 2014 in due course

On behalf of the board

Steven Craig Willingham

Director

25 September 2013

Independent auditors' report to the members of MGPA (Europe) Limited

We have audited the Group and Parent Company financial statements (the "financial statements") of MGPA (Europe) Limited for the year ended 30 June 2013 which comprise the Consolidated Statement of Comprehensive Income, the Group and Parent Company Statements of Financial Position, the Consolidated Statement of Changes in Equity ,the Consolidated Cash Flow Statement and the related notes The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union and, as regards the parent company financial statements, as applied in accordance with the provisions of the Companies Act 2006

Respective responsibilities of directors and auditors

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) 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 members 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.

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 group's and parent 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 report of the directors to identify material inconsistencies with the audited financial statements 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 group's and of the parent company's affairs as at 30 June 2013 and of the group's profit and groups and parent company's cash flows for the year then ended,
- the group financial statements have been properly prepared in accordance with IFRSs as adopted by the European Union,
- the parent company financial statements have been properly prepared in accordance with IFRSs as adopted by the European Union and as applied in accordance with the provisions of the Companies Act 2006, and
- the financial statements have been prepared in accordance with the requirements of the Companies Act 2006

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements

Independent auditors' report to the members of MGPA (Europe) 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 Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us, or
- the parent company 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

Sandra Dowling

Sandra Dowling (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
25 September 2013

Consolidated Statement of Comprehensive Income

For The Year Ended 30 June 2013

	Note	2013 £ 000	2012 £ 000
Revenue		14,669	13,959
Cost of sales		(6,807)	(8,717)
Gross profit		**7,862**	**5,242**
Administrative expenses		(9,535)	(6,645)
Redundancy costs	5	(172)	(53)
Other operating income	6	3,047	2,869
Operating profit on ordinary activities	4	**1,202**	**1,413**
Finance income		26	4
Finance costs		(21)	(135)
Finance costs net	7	5	(131)
Profit before income tax		**1,207**	**1,282**
Income tax expense	8	(516)	(424)
Profit after income tax		**691**	**858**
Other comprehensive income			
Foreign exchange on translation of subsidiaries		63	(138)
Total comprehensive income for the financial year		**754**	**720**

The accompanying notes on pages 10-28 form an integral part of these financial statements

All results are derived from continuing activities

Group and Parent Company Statements of Financial Position

		Group		Company	
		2013	2012	2013	2012
	Note	£ 000	£ 000	£ 000	£ 000
Non current assets					
Investment in subsidiaries		-	-	230	230
Property, plant and equipment	10	698	922	582	779
Deferred tax asset	14	10	-	-	-
		708	**922**	**812**	**1,009**
Current assets					
Trade and other receivables	11	3,009	5,021	2,511	4,319
Cash and cash equivalents		4,156	10,138	3,155	8,769
Current tax asset		51	-	200	-
		7,216	**15,159**	**5,866**	**13,088**
Total assets		**7,924**	**16,081**	**6,678**	**14,097**
Equity and liabilities					
Share capital	15	350	350	350	350
Retained earnings	16	2,961	10,829	2,480	9,484
Translation reserve		(24)	(87)	-	-
Total equity		**3,287**	**11,092**	**2,830**	**9,834**
Non current liabilities					
Borrowings	13	-	236	-	-
Deferred tax liability	14	7	25	7	25
		7	**261**	**7**	**25**
Current liabilities					
Trade and other payables	12	4,630	4,607	3,841	4,102
Current tax liability		-	121	-	136
		4,630	**4,728**	**3,841**	**4,238**
Total liabilities		**4,637**	**4,989**	**3,848**	**4,263**
Total equity and liabilities		**7,924**	**16,081**	**6,678**	**14,097**

The accompanying notes on pages 10-28 form an integral part of these financial statements

The financial statements on pages 7 to 28 were approved by the Board of Directors on 25 September 2013 and signed on its behalf by

Steven Craig Willingham
Director

Consolidated Statement of Changes in Equity

For The Year Ended 30 June 2013

	Share capital £ 000	Retained earnings £ 000	Translation reserve £ 000	Total equity £ 000
Balance at 1 July 2011	350	9,971	51	10,372
Profit for the year	-	858	-	858
Other comprehensive income for the year	-	-	(138)	(138)
Dividend at 30 June 2012	-	-	-	-
Balance at 30 June 2012	350	10,829	(87)	11,092
Balance at 1 July 2012	350	10,829	(87)	11,092
Profit for the year	-	691	-	691
Other comprehensive income for the year	-	-	63	63
Dividends Paid	-	(8,559)	-	(8,559)
Balance at 30 June 2013	350	2,961	(24)	3,287

Consolidated Cash Flow Statement

For The Year Ended 30 June 2013

		Group		Company	
		2013 £ 000	2012 £ 000	2013 £ 000	2012 £ 000
Cash flows from Operating Activities					
Cash generated from operations	17	3,514	6,144	1 837	5 650
Income tax paid		(694)	(780)	(508)	(458)
Net cash generated from operating activities		2,820	5,364	1,329	5,192
Cash flows from investing activities					
Acquisition of subsidiary	9	-	-	-	(9)
Purchase of property, plant and equipment	10	(33)	(78)	(19)	(35)
Loans granted to subsidiary undertakings	13	-	29	3	-
Net cash used in investing activities		(33)	(49)	(16)	(44)
Cash flows from financing activities					
Dividend Received		-		1,639	
Dividends paid to parent company	16	(8 559)	-	(8,559)	
Net cash used in financing activities		(8,559)	-	(6 920)	-
Net increase in cash and cash equivalents		(5,772)	5,315	(5,607)	5,148
Cash and cash equivalents at the beginning of the year		10 138	4,958	8,769	3,710
Effect of exchange rate changes on cash and cash equivalents		(210)	(135)	(7)	(89)
Cash and cash equivalents at the end of the year		4,156	10,138	3,155	8,769

The accompanying notes on pages 10-28 form an integral part of these financial statements

Notes to the Financial Statements for the year ending 30 June 2013

1. General Information

(a) Country of Incorporation

MGPA (Europe) Limited (the "Company") is incorporated and domiciled in the UK as a private limited company in accordance with UK law The Company registered address is 5th Floor, 6 St Andrew Street, London, EC4A 3AE

(b) Principal activities

The principal activity of MGPA (Europe) Limited and its subsidiaries together (the "Group") throughout the year has been the provision of Investment Advisory Services through MGPA (Europe) Limited (the "Company"), and the Company's subsidiary undertakings MPGA (France) SARL, MGPA (Germany) GmbH, MGPA (Poland) sp z o o, MGPA (Denmark) ApS and MGPA (US) LLC

The Company has an agreement with MGPA Europe Development Management Limited ("MGPA EDM") to provide development management services on specific development projects across Europe The work is undertaken by the local subsidiaries that recharge cost plus mark-up to MGPA EDM

The Group recharges MGPA managed funds based in Europe and Asia for costs incurred on their behalf and for the provision of services provided by the Group to these funds

On May, 21, 2013 BlackRock Inc announced that it has entered into a definitive agreement to acquire MGPA Limited, the ultimate controlling party of the Company The transaction is expected to close in the third quarter of 2013, subject to customary regulatory approvals and closing conditions The Directors do not expect this transaction to have a significant impact on the operations of the Company over the next twelve months

2. Accounting Policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below The policies have been consistently applied throughout the year presented, unless otherwise stated

(a) Basis of preparation

These consolidated financial statements are prepared on the going concern basis, under the historical cost convention, in accordance with the Companies Act 2006 and International Financial Reporting Standards (IFRS's) as adopted by the European Union The Directors have taken advantage of the exemption offered by section 408 of the Companies Act 2006 not to present a separate profit and loss account for the parent company

The preparation of the consolidated financial statements also requires the use of certain critical accounting estimates and also requires management to exercise its judgement in the process of applying the groups accounting policies

The areas involving a higher degree of judgement and /or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in "critical accounting estimates and assumptions"

(b) Principles of consolidation

Standards, amendments and interpretations effective in the year

The following standards, amendments and interpretations are effective for accounting periods beginning on or after 1 July 2011, have been adopted by the EU, have been adopted by the Group and are of relevance to the Group

Improvements to IFRSs 2010 The IASB's annual improvements project contains numerous amendments to IFRSs that the IASB considers non-urgent but necessary 'Improvements to IFRSs' comprises amendments that result in accounting changes for presentation, recognition or measurement purposes, as well as terminology or editorial amendments related to a variety of individual IFRS standards Most of the amendments are effective for annual periods beginning on or after 1 January 2011

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

2. Accounting policies (continued)

Standards, amendments and interpretations effective in 2012
The following standards, amendments and interpretations are effective for accounting periods beginning on or after 1 July 2012, have been adopted by the EU, have been adopted by the Group and are of relevance to the Group

- Annual improvements 2010 This set of amendments includes changes to six standards and one IFRIC and is based on the exposure draft issued in August 2009 with an additional change to IFRS 1, 'First-time adoption of International Accounting Standards', which was exposed as part of the 'Rate regulated activities' proposals in July 2009
- Amendment to IAS 1, 'Presentation of financial statements 'on OCI (effective 1 July 2012) This amendment changes the disclosure of items presented in other comprehensive income (OCI) in the statement of comprehensive income The IASB originally proposed that all entities should present profit or loss and OCI together in a single statement of comprehensive income The proposal has been withdrawn and IAS 1 will still permit profit or loss and OCI to be presented in either a single statement or in two consecutive statements

Standards, amendments and interpretations effective in 2012, but not relevant
The following standards, amendments and interpretations are effective for accounting periods beginning on or after 1 July 2012, have been endorsed by the EU, but are not relevant to the Group's current operations

- Amendment to IAS 12, 'Income taxes' on deferred tax (effective 1 January 2012) Currently IAS 12, 'Income taxes', requires an entity to measure the deferred tax relating to an asset depending on whether the entity expects to recover the carrying amount of the asset through use or sale This amendment introduces an exception to the existing principle for the measurement of deferred tax assets or liabilities arising on investment property measured at fair value, however there is no impact to the Group as there are no investment properties within the group
- Amendment to IFRS 7, Financial instruments Transfer of Financial Assets (effective 1 July 2011)

Interpretations, standards and amendments that are EU endorsed and not yet effective, have not been early adopted by the Group but are expected to have an impact when they become effective

The following interpretations, standards and amendments to existing standards have been published, have been endorsed by the EU but are not applicable to these financial statements but are expected to have an impact when they become effective

- IFRS 10 Consolidated Financial Statements and IAS 27 (revised) Separate Financial Statements (effective 1 January 2014) This standard builds on existing principles by identifying the concept of control as the determining factor in whether an entity should be included within the consolidated financial statements The standard provides additional guidance to assist in determining control where this is difficult to assess
- IFRS 13 Fair Value Measurement (effective 1 January 2013) This standard aims to improve consistency and reduce complexity by providing a precise definition of fair value and a single source of fair value measurement and disclosure requirements for use across IFRSs
- IAS 19 Employee Benefits (effective 1 January 2013). This amendment makes significant changes to the recognition and measurement of defined benefit pension expense and termination benefits, and to disclosures for all employee benefits
- Annual improvements 2011 (effective 1 January 2013)

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

Principles of Consolidation
The Group financial statements include the results of MGPA (Europe) Limited (the "Company") and its subsidiaries MGPA (France) SARL, MGPA (Germany) GmbH, MGPA (Denmark) ApS, MGPA (Poland) sp z o o and MGPA (US) LLC together (the "Group") The balances and effects of transactions between entities in the Group are eliminated on consolidation Where an entity either began or ceased to be controlled during the year, the results are included only from the date control commenced or up to the date control ceased

(c) Revenue
Revenue consists of investment Advisory fees, Acquisition fees, Financing fees and Asset management fees as well as Development Management fees which are earned in accordance with the relevant service agreements between the Company and its respective counterparties

Revenue is recognised when the amount of revenue can be reliably measured and it is probable that the future economic benefits will flow to the Group and when specific criteria have been met

(d) Property, plant and equipment (PPE)
All PPE is initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses

Depreciation of PPE is calculated on costs at rates estimated to write off the costs less the estimated residual value of the relevant assets by equal annual amounts over their expected useful lives The asset is depreciated in the first full month following acquisition

The annual rates used are

- fixtures and fittings	5 – 10 years
- computer equipment	3 – 5 years
- leasehold improvements	term of lease

(e) Operating leases
Operating lease rentals are charged to the statement of comprehensive income on a straight line basis over the length of the lease Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight line basis over the life of the lease

(f) Investments
Investments in subsidiary undertakings are stated at cost unless, in the opinion of the directors, there has been an impairment in the value of investment, when an appropriate provision is made

(g) Cash and Cash Equivalents
Cash and cash equivalents include cash in hand and deposits held on call with banks

(h) Trade and other receivables
Trade and other receivables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less provision for impairment

(i) Trade and other payables
Trade and other payables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method

(j) Foreign currencies
Transactions in foreign currencies are translated at the average exchange rate ruling in the month of the transaction and any exchange differences arising are taken to the statement of comprehensive income Items included in the financial statements of each of the Group's subsidiary undertakings are measured using the functional currency in which the subsidiary undertaking operates The consolidated financial statements are presented in sterling, which is the

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

2. Accounting policies (continued)

presentational currency of the Group and the functional currency of the Company The trading results of the subsidiary undertakings are translated into sterling using average rates of exchange ruling during the relevant financial period The statement of financial position is translated at the rates of exchange ruling at the period end Exchange differences arising between the translation into sterling of the net assets of these subsidiary undertakings at rates ruling at the beginning and end of the year are recognised in the translation reserve

(k) Pension costs

Payments in respect of defined contribution pension schemes are charged to the statement of comprehensive income as they become payable

(l) Current and deferred income taxes

The tax expense for the period comprises current and deferred tax The current income tax charge is calculated on the basis of the tax laws enacted or substantially enacted at the statement of financial position date in the countries where the Group's subsidiaries operate and generate taxable income Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities

Deferred income tax is provided in full, using the liability method, on temporary differences arising from the tax bases of assets and liabilities and their carrying amount in the Consolidated Financial Statements Deferred income tax is determined using the tax rates and laws that have been enacted or substantially enacted by the statement of financial position date

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised

(m) Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimation of the amount can be made

(n) Dividends

Dividends receivables are recognised when the right to receive the payment is established and dividend distributions to the parent company are recognised as a liability in the Financial Statements in the period in which dividends are approved by the Company's shareholders

Dividends received from the Subsidiaries are eliminated upon consolidation

(o) Critical accounting estimates and assumptions

Estimates and judgments are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors Management makes estimates and assumptions concerning the future The resulting accounting estimates will, by definition, seldom equal the related actual results The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below

- **Income Taxes**

The Group is subject to income taxes in different jurisdictions Significant estimates are required in determining provision for income taxes There are some transactions and calculations for which the ultimate tax determination is uncertain Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

3. Financial risk management

The Group's operations expose it to a variety of financial risks that include credit risk, liquidity risk, foreign exchange risk and capital risk Throughout the year, the Directors hold meetings with key management personnel, through which the key risks affecting the Group are identified, assessed and monitored These meetings allow the Group to develop strategies designed to limit the adverse effects of any of these risks on the financial performance of the Group

Financial instruments by category

	30-Jun 2013 Carrying Value	30-Jun 2013 Fair Value	30-Jun 2012 Carrying Value	30-Jun 2012 Fair Value
Financial assets	£ 000	£ 000	£ 000	£ 000
Loans and receivables				
-Trade and other receivables	3,009	3,009	5,021	5,021
-Cash and cash equivalents	4,156	4,156	10,138	10,138
	7,165	7,165	15,159	15,159
Financial liabilities				
Amortised cost				
-Trade and other payables	(4,630)	(4,630)	(4,607)	(4,607)
	2,535	2,535	10,552	10,552

(a) Credit Risk

The risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Group The major classes of financial assets of the Group are bank deposits and trade receivables For trade receivables the Group primarily transacts with other MGPA entities, and as such the exposure is carefully monitored and controlled

Bank deposits are mainly deposits with banks with high credit-ratings assigned by international credit rating agencies Board approval is required before the Group can begin transacting with any banking counterparty

An analysis of the credit quality of financial assets is as follows:

	30-Jun 2013	30-Jun 2012
Trade and other receivables (gross)	**£ 000**	**£ 000**
Past due date not impaired		
Less than 1 month overdue	1,407	150
1 to 6 months overdue	265	1,146
More than 6 months overdue	1,337	3,725
Total trade and other receivables past due not impaired	**3,009**	**5,021**
Total cash and cash equivalents, neither past or due nor	**4,156**	**10,138**

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

3. Financial risk management (continued)

(b) Liquidity Risk

Liquidity risk refers to the risk that the Group cannot generate sufficient cash resources to meet a financial obligation as it falls due The Group manages liquidity risk by maintaining adequate reserves and cash balances, by monitoring forecast and actual cash flows and matching this to the maturity profiles of financial assets and liabilities

	Less than 3 months	Between 3 months and 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
At 30 June 2012					
Borrowings	-	-	-	-	236
Trade and other payables	-	4,607	-	-	-
	-	**4,607**	**-**	**-**	**236**

	Less than 3 months	Between 3 months and 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
At 30 June 2013					
Borrowings	-	-	-	-	-
Trade and other payables	(4,370)	9	(252)	(17)	-
	(4,370)	**9**	**(252)**	**(17)**	**-**

(c) Foreign exchange risk

Currency risk refers to the risk relating to exchange rate fluctuations, where a transaction is denominated in a foreign currency Exchange rate exposures are monitored and managed by the Directors The Group does not have a policy for the use of financial instruments to hedge its foreign currency exposures as the exposure is not currently of a material nature The Group will continue to monitor the situation and will put hedging instruments in place when necessary The Directors will revisit this should the Company's operations materially change in size or nature

- **Foreign currency sensitivity analysis**

For the purpose of IFRS7 "financial instruments Disclosures", foreign exchange risk arises when financial instruments are denominated in a currency that is not the functional currency of the entity that holds them The table below shows the sensitivity to foreign exchange rates.

Assets and Liabilities held in non GBP values within the Company and its subsidiaries were analysed using the closing balance sheet rate as at 30 June 2013

Positive figures represent an increase in profit or net assets for the period

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

	Consolidated Statement of Comprehensive 2013 £	Consolidated Statement of Comprehensive 2012 £
Euro strengthens by 10%	(271,980.12)	198,271.65
Danish Krone strengthens by 10%	(69,661.97)	63,971 98
Polish Zloty strengthens by 10%	(1,088 24)	(5,560.84)
Canadian Dollar strengthens by 10%	6,767.23	(6,397.85)
USD strengthens by 10%	(97,080 18)	39,964.05
Euro weakens by 10%	222,529.19	(162,222.26)
Danish Krone wakens by 10%	56,996.16	(52,340.71)
Polish Zloty weakens by 10%	890 38	4,549.78
Canadian Dollar weakens by 10%	(5,536 83)	5,234 61
USD weakens by 10%	79,429 24	(32,697.86)

(d) Capital Risk

This is the risk that the Group will not be able to trade in the foreseeable future The Group's objective, when managing capital is to safeguard their ability to continue as a going concern by managing credit, liquidity and currency risk

The Company, as an investment advisor, is required, under Chapter 9 of the FCA's Interim Prudential Sourcebook for Investment Businesses ("IPRU (IN)") to maintain a minimum of £5,000 capital The capital requirements are monitored quarterly via the FCA submission pack which is supplied by Finance to the Compliance team

4. Operating profit on ordinary activities

	2013	2012
Operating profit is arrived at after charging:	**£ 000**	**£ 000**
Depreciation	258	283
Operating lease charges		
- rental	985	1,018
Auditors' remuneration:		
Services in relation to the statutory audit	68	60
Services in relation to taxation	31	54
Services in relation to remuneration	19	15

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

5. Directors and employees

	2013	2012
	£ 000	£ 000
Wages and salaries	8,363	8,681
Social security costs	1,043	1,204
Other pension costs	504	531
Redundancy costs	172	53
	10,082	**10,469**

The average number of persons, including Directors employed during the year was

By activity

	2013	2012
Investment management	29	35
Finance and administration	24	19
	53	**54**

	2013	2012
	£ 000	£ 000
Aggregate emoluments	1,660	2,011
	1,660	**2,011**

Retirement benefits are accruing to 6 Directors (2012 4) under a defined contribution scheme The aggregate value of the Company contribution paid under the scheme in respect of the Directors qualifying services was £84,666 (2012 £69,124) Short term employee benefits paid to directors was £13,781 (2012 £9,075)

Highest paid Director

	2013	2012
	£ 000	£ 000
Salary	260	240
Pension	35	26
Other benefits	585	490
	880	**756**

6. Other operating income

	2013	2012
	£ 000	£ 000
Recharge of employment costs to related parties	**3,013**	**2,869**
Other related party income	**34**	**-**
	3,047	**2,869**

MGPA Advisory (Singapore) Pte Ltd was charged £2m (2012 £2 3m) for CIS, Marketing and Risk and Compliance services during the year Other related party revenue is derived from sub- letting fees generated by MGPA Germany

Notes to the Financial Statements for the year ending 30 June 2013
(continued)

7. Finance costs

	2013	2012
	£ 000	£ 000
Realisable foreign exchange transaction loss	(9)	(126)
Unrealised foregin exchange transaction loss	(12)	-
Interest expense	-	(9)
Interest income	26	4
	5	**(131)**

8. Income tax expense

	2013	2012
	£ 000	£ 000
Current tax		
UK corporate tax at 23 75% (2012 25 5%)	104	195
Overseas tax	336	235
Adjustments in respect of previous year	(12)	9
Double tax relief	-	1
Penalties and corrections to tax provisions	78	-
Total current tax	506	440
Deferred tax		
Origination and reversal of timing differences	10	(16)
Income tax expense	**516**	**424**

	2013	2012
	£ 000	£ 000
Profit before income tax	1,207	1,282
Profit before income tax multiplied by standard rate of corporation tax in the UK of 23 75% (2012 25 0%)	287	335
Tax effects of		
Adjustment in respect of overseas tax rates	129	58
Expenses not deductible for tax purposes	112	22
Adjustments in respect of previous year	(12)	9
Tax charge	**516**	**424**

The standard rate of Corporation Tax in the UK changed from 24% to 23% with effect from 1 April 2013

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

9. Investment in subsidiaries

Investments in subsidiary undertakings are stated at cost unless, in the opinion of the Directors, there has been an impairment in the value of an investment, when an appropriate provision is made

Shareholder	Information on subsidiaries	Country of registration/ incorporation	Shares Held	Share Class	Ownership interest %	Voting Rights	Activity
MGPA (Europe) Limited	MGPA (France) SARL	France	10 000	Ordinary	100%	100%	Investment Advisory
MGPA (Europe) Limited	MGPA Germany GmbH	Germany	1	Ordinary	100%	100%	Investment Advisory
MGPA (Europe) Limited	MGPA (US) LLC	USA	100	Ordinary	100%	100%	Investment Advisory
MGPA (Europe) Limited	MGPA (Denmark) ApS	Denmark	80 000	Ordinary	100%	100%	Investment Advisory
MGPA (Europe) Limited	MGPA (Poland) sp z o o	Poland	100	Ordinary	100%	100%	Investment Advisory

All companies prepare financial statements to 30 June

10. Property, plant and equipment

Group	Leasehold Improvements	Computer equipment	Fixtures and fittings	Total
As at 30 June 2011				
Cost or valuation	1,137	457	527	2,121
Accumulated depreciation	(371)	(399)	(332)	(1,102)
Net book value	**766**	**58**	**195**	**1,019**
Year ended 30 June 2012				
Opening net book amount	766	58	195	1,019
Exchange differences	-	-	(10)	(10)
Additions	-	53	25	78
Acquisition of subsidiary	-	-	118	118
Depreciation charge	(116)	(35)	(132)	(283)
Closing net book value	**650**	**76**	**196**	**922**
As at 30 June 2012				
Cost or valuation	1,137	508	708	2,353
Accumulated depreciation	(487)	(432)	(512)	(1,431)
Net book value	**650**	**76**	**196**	**922**
Year ended 30 June 2013				
Opening net book amount	650	76	196	922
Exchange differences	1	-	-	1
Additions	-	26	7	33
Acquisition of subsidiary	-	-	-	-
Depreciation charge	(114)	(39)	(105)	(258)
Closing net book value	**537**	**63**	**98**	**698**

MGPA (Europe) Limited - Company No. 4825379

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

10. Property, plant and equipment (continued)

Company	Leasehold Improvements	Computer equipment	Fixtures and fittings	Total
As at 30 June 2011				
Cost or valuation	1,137	448	448	2,033
Accumulated depreciation	(371)	(390)	(289)	(1,050)
Net book value	**766**	**58**	**159**	**983**
Year ended 30 June 2012				
Opening net book amount	766	58	159	983
Additions	-	35	-	35
Depreciation charge	(115)	(34)	(90)	(239)
Closing net book value	**651**	**59**	**69**	**779**
As at 30 June 2012				
Cost or valuation	1,137	483	448	2,068
Accumulated depreciation	(486)	(424)	(379)	(1,289)
Net book value	**651**	**59**	**69**	**779**
Year ended 30 June 2013				
Opening net book amount	651	59	69	779
Additions	-	19	-	19
Depreciation charge	(115)	(38)	(63)	(216)
Closing net book value	**536**	**40**	**6**	**582**

There are no restrictions on title, and no amount pledged as security for liabilities as at 30 June 2013 (30 June 2012 None)

There are no contractual commitments for the purchase of property, plant and equipment

11. Trade and other receivables

	Group		Company	
	2013	**2012**	**2013**	**2012**
	£ 000	**£ 000**	**£ 000**	**£ 000**
Amounts receivable from Group undertakings	596	-	366	937
Amounts receivable from related parties	594	3,028	565	1,674
Other receivables	1,296	1,585	1,057	1,305
Prepayments and accrued income	523	408	523	403
	3,009	**5,021**	**2,511**	**4,319**

Amounts receivable from Group undertakings are unsecured, interest free and have no fixed date of repayment

All receivables are due within one year and are are expected to be recovered in full

Other receivables include security deposits held on account relating to the office premises amounting to £1,115,153

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

12. Trade and other payables

	Group		Company	
	2013	2012	2013	2012
	£ 000	£ 000	£ 000	£ 000
Trade payables	470	265	447	245
Amounts payable to related parties	85	296	656	796
Social security	363	392	219	240
Accruals and deferred income	3,712	3,654	2,519	2,821
	4,630	4,607	3,841	4,102

Amounts payable to Group undertakings are unsecured, interest free and no fixed date of repayment.

13. Borrowings

	Group		Company	
	2013	2012	2013	2012
	£ 000	£ 000	£ 000	£ 000
Loans granted to subsidiary undertakings	-	227	-	-
Accrued interest	-	9	-	-
	-	236	-	-

In 2012 there was a euro interest bearing loan due from a related party, MGPA (Lux) S à r l The loan agreement was novated on 31 July 2012 and the principal plus all accrued interest way repaid

Interest of £3,147 was accrued and paid during the period

14. Deferred tax

Group	As at 30-Jun-13	As at 30-Jun-12
	2013	2012
	£ 000	£ 000
Deferred tax asset		
– Deferred tax liability to be settled after more than 12 months	10	-
	10	-

Group	As at 30-Jun-13	As at 30-Jun-12
	2013	2012
	£ 000	£ 000
Deferred tax liability		
– Deferred tax liability to be settled after more than 12 months	-	25
– Deferred tax liability to be settled within 12 months	7	-
	7	25

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

14. Deferred tax liability (continued)

Company	As at 30-Jun-13 2013 £ 000	As at 30-Jun-12 2012 £ 000
Deferred tax liability		
– Deferred tax liability to be settled after more than 12 months	-	25
– Deferred tax liability to be settled within 12 months	7	-
	7	25

The movement in the deferred tax liability during the year is as follows -

Group Deferred tax liability	Arising on accelerated capital allowances £ 000
As at 30 June 2011	(42)
Charged to the Consolidated Statement of Comprehensive Income	17
Exchange Differences	-
As at 30 June 2012	(25)
Charged to the Consolidated Statement of Comprehensive Income	18
Exchange Differences	-
As at 30 June 2013	(7)

15. Share capital

	30-Jun 2013 £ 000	30-Jun 2012 £ 000
Authorised		
350,000 (2012 350,000) ordinary shares of £1 00 each	350	350
Allotted and fully paid		
350,000 (2012 350,000) ordinary shares of £1 00 each	350	350

MGPA Holdings (Singapore) Pte Ltd Holdings is the sole shareholder and as such has 100% voting rights

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

16. Retained earnings

	Group		Company	
	2013	2012	2013	2012
	£ 000	£ 000	£ 000	£ 000
At the beginning of the year	10,829	9,971	9,484	9,080
Retained profit for the year	691	858	1,555	404
Dividends Paid	(8,559)	-	(8,559)	-
	2,961	**10,829**	**2,480**	**9,484**

17. Reconciliation of operating profit to operating cash flows

	Group		Company	
	2013	2012	2013	2012
	£ 000	£ 000	£ 000	£ 000
Profit before income tax and dividend	**1,207**	**1,282**	**74**	**600**
Depreciation	258	283	216	239
Decrease in receivables	1,921	4,660	1,807	4,370
Increase / (Decrease) in payables	128	(81)	(261)	441
Net cash inflow from operating activities	**3,514**	**6,144**	**1,837**	**5,650**

18. Operating Leases

As at 30 June 2013 the Group had five lease rental commitments, the London office, annual rent £862,800, next break clause September 2014, the Paris office, annual rent £52,010 (€60,720), next break clause June 2014, the Denmark office annual rent £23,970 (DKK 208,750), next break clause March 2016, the Poland office, annual rent £92,943 (€108,508), no break clause before lease end 16 July 2016 and the Frankfurt office, annual rent £66,770 (€77,952), next break clause December 2015

The future minimum lease amounts payable are shown in the table below

	30-Jun	30-Jun
	2013	2012
Land and Buildings	£ 000	£ 000
Within one year	1,099	1,075
Later than one year and within five years	550	1,634
	1,649	**2,709**

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

19. Related Party Transactions

Transactions with related parties

The Group issued a number of invoices to other related parties during the year in relation to income due and travel and other operating costs, the details of which are outlined in the table below

Company	Transaction Amount during the year ended 30 June 2013	Description	Outstanding receivable as at 30 June 2013
MGPA (Lux) S à r l	£ Nil (2012 £ Nil)	Sub Sub Advisory Fee income	£196,054 (2012 £723,255)
MGPA Europe Development Management Limited	£1,592,707 (2012 £1,738,441)	Development management services fee income	£353,941 (2012 £380,718)
MGPA Advisory (Singapore) Pte Ltd	£94,725 (2012 £ Nil)	Advisory Fee income	£ Nil (2012 £ Nil)
MGPA Advisory (Singapore) Pte Ltd	£322,688 (2012 £)	Capital raising services income	£26,593 (2012 £)
MGPA Advisory (Singapore) Pte Ltd	£2,005,452 (2012 £2,264,106)	CIS, Marketing and Risk and Compliance Services fee	£178,012 (2012 £227,500)
MGPA Europe GP Ltd	£711,864 (2012 £623,750)	Advisory Fee income	£31,028 (2012 £32,559)
MGPA Europe Parallel GP Ltd	£2,051,888 (2012 £1,808,453)	Advisory Fee income	£6,935 (2012 £11,480)
MGPA Europe III GP, LLC	£7,615,727 (2012 £6,764,916)	Advisory Fee income	£77,329 (2012 £ Nil)
MGPA Europe GP Ltd	£ Nil (2012 £160)	Legal and Professional services	£ Nil (2012 £160)
MGPA Europe Parallel GP Ltd	£ Nil (2012 £159)	Legal and Professional services	£ Nil (2012 £159)
MGPA Europe IV GP, LLC	£ Nil (2012 £191)	Legal and Professional services	£ Nil (2012 £191)
MGPA (Lux) S à r l	£7,599 (2012 £14,715)	Travel & employee costs	£2,682 (2012 £35,412)
MGPA (Bermuda) Limited	£ Nil (2012 £203,196)	Travel & employee costs	£ Nil (2012 £1,635)
MGPA (Asia) Limited	£36,761 (2012 £6,547	Travel & employee costs	£1,505 (2011 £1,042)
MGPA (Singapore) Pte Ltd	£11,152 (2012 £5,576)	Travel & employee costs	£3,226 (2012 £3,383)
MGPA (Malaysia) Sdn Bhd	£948 (2012 £ Nil)	Travel & employee costs	£948 (2012 £ Nil)
MGPA Japan LLC	£474 (2012 £ Nil)	Travel & employee costs	£474 (2012 £ Nil)
MGPA Holdings (Australia) Pty Limited	£474 (2012 £ Nil)	Travel & employee costs	£474 (2012 £ Nil)
Total	£14,452,459 (2012 £13,430,210)		£879,201 (2012 £1,394,534)

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

19. Related Party Transactions (continued)

The Group received a number of invoices from other related parties during the year in relation to other operating costs incurred on behalf of the Group, the details of which are outlined in the table below

Company	Transaction Amount	Description	Outstanding payable
MGPA (Asia) Limited	£ Nil (2012 £51,705)	Staff expenses	£ Nil (2012 £14,165)
MGPA (Lux) S à r l	£ Nil (2012 £ 197,902)	Purchase of MGPA (Poland) sp z o o	£ Nil (2012 £ 197,902)
MGPA (Lux) S à r l	£132,608 (2012 £ 223,084)	Company Secretarial Services	£85,266 (2012 £ 83,859)
MGPA (Bermuda) Limited	£ Nil (2012 £Nil)	IT equipment, training & travel recharges	£ Nil (2012 £Nil)
MGPA Japan LLC	£ Nil (2012 £Nil)	Travel & employee costs	£ Nil (2012 £Nil)
Total	£132,608 (2012 £472,691)		£85,266 (2012 £295,926)

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

Transactions with related investment vehicles

During the year the Group acted as paying agent on behalf of Lend Lease Global Property, SICAF ("LLGP"), MGPA Asia Fund II, L P , MGPA Europe Fund II, L P , MGPA Europe Parallel Fund II, L P , MGPA Japan Core Plus Fund, L P , MGPA Europe Fund III, L P and MGPA Asia Fund III L P , MGPA Europe Active Income Fund, Union Retail Management GmbH and MGPA Europe Fund IV in regard to various travel and employee costs, the details of which are outlined in the table below

Company	Transaction Amount during the year ended 30 June 2013	Description	Outstanding receivable as at 30 June 2013
Lend Lease Global Properties, SICAF	£5,407 (2012 -£134)	Travel & employee costs	£5,478 (2012 £71)
MGPA Asia Fund II, L P	£101,912 (2012 £35,597)	Travel & employee costs	£28,466 (2012 £32,592)
MGPA Europe Fund II, L P	£53,538 (2012 £61,178)	Travel & employee costs	£8,265 (2012 £8,594)
MGPA Europe Parallel Fund II, L P	£156,903 (2012 £207,976)	Travel & employee costs	£26,411 (2012 £30,058)
Union Retail Management GmbH	£44,033 (2012 £41,137)	Travel & employee costs	£642 (2012 £520)
MGPA Japan Core Plus Fund, L P	£69,917 (2012 £40,296)	Travel, courier & entertainment	£21,461 (2012 £30,085)
MGPA Europe Fund III, L P	£1,160,577 (2012 £979,002)	Travel, courier & entertainment	£74,423 (2012 £153,770)
MGPA Asia Fund III, L P	£378,853 (2012 £167,153)	Travel, courier & entertainment	£117,060 (2012 £154,344)
European Active Income Fund (dissolved)	£Nil (2012 £9,342)	Travel, courier & entertainment	£Nil (2012 £9,342)
MGPA European Fund IV, L P	£Nil (2012 £387,589)	Travel, courier & entertainment	£Nil (2012 £452,900)
Total	£1,971,140 (2012 £1,929,136)		£282,206 (2012 £872,276)

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

19. Related Party Transactions

The Group issued invoices during the year in relation to income due to the Group, the details of which are outlined in the table below

Company	Transaction Amount during the year ended 30 June 2013	Description	Outstanding receivable as at 30 June 2013
MGP Dean S à r l	£58,444 (2012 £ 59,833)	Asset Management fee	£Nil (2012 £4,760)
AIMCO-Project Cocktail	£287,427 (2012 £ 94,868)	Asset Management fee	£24,854 (2012 £ 93,645)
Offenbach Holdings-Project Sister	£116,970 £ Nil	Asset Management fee	£28,631 £ Nil
GRP III Portfolio-Hatfield Philips	£339,487 (2012 £ 63,876)	Asset Management fee	£91,152 (2012 £ 60,983)
CNL-Project Creek	£41,584 (2012 £ 4,332)	Asset Management fee	£18,112 (2012 £,1,327)
Nationwide	£15,039 £ Nil	Asset Management fee	£15,606 £ Nil
MGPA Europe Fund III, L P - Project Craven	£1,187,586 (2012 £ 1,045,053)	Base Fee Income	£Nil (2012 £ Nil)
MGPA Europe Fund III, L P - Project Craven	£Nil (2012 £ 643,830)	Debt Financing fee	£Nil (2012 £ Nil)
AIMCO-Project Cocktail	£Nil (2012 £ 74,687)	Debt Financing fee	£Nil (2012 £ 73,525)
Offenbach Holdings-Project Sister	£92,866 (2012 £ 92,203)	Debt Financing fee	£Nil (2012 £ 90,768)
MGPA Europe Fund III, L P - Project Telex	£169,916 £ Nil	Debt Financing fee	£Nil £ Nil
MGPA Europe Fund III, L P - Project Quantum SCI	£227,007 £ Nil	Debt Financing fee	£Nil £ Nil
MGPA Europe Fund III, L P - Project Viking	£Nil (2012 £ 103,125)	Debt Financing fee	£Nil (2012 £ 103,125)
GRP III Portfolio-Hatfield Philips	£50,414 £ Nil	Employment costs	£15,523 £ Nil
CNL	£1,100 £ Nil	Travel, courier & entertainment	£1,100 £ Nil
British Airways Pension	£468 £ Nil	Travel, courier & entertainment	£468 £ Nil
AIMCO-Project Cocktail	£79,670 £ Nil	Travel, legal, courier & entertainment	£4,174 £ Nil
Offenbach Holdings-Project Sister	£682 £ Nil	Travel, courier & entertainment	£1,453 £ Nil
MGPA Europe Fund III, L P - Project Quantum SCI	£802 £ Nil	Travel, courier & entertainment	£802 £ Nil
Forum costs to be credited to MGPA Funds	-£29,408 £ Nil	Travel, courier & entertainment	-£29,408 £ Nil
MGPA Europe Fund III, L P - Project Craven	£Nil (2012 £ 455,974)	Acquisition fee	£Nil (2012 £ Nil)
CNL-Project Creek	£175,434 (2012 £ 45,956)	Acquisition fee	£Nil (2012 £ Nil)
Offenbach Holdings-Project Sister	-£1,650 (2012 £ 147,452)	Acquisition fee	£Nil (2012 £ 144,522)
AIMCO-Project Cocktail	£Nil (2012 £ 191,939)	Acquisition fee	£Nil (2012 £ 188,126)
Total	£2,813,838 (2012 £ 3,023,128)		£172,467 (2012 £ 760,781)

Refer to Note 5 for transactions with directors

Notes to the Financial Statements for the year ending 30 June 2013 (continued)

20. Ultimate parent and controlling party

The immediate parent undertaking is MGPA Holdings (Singapore) Pte Ltd, (2011 MGPA (Bermuda) Limited)

The ultimate parent undertaking and controlling party in 2013 and 2012 is MGPA Limited, a company incorporated in Bermuda

MGPA (Europe) Limited is the parent undertaking of the smallest group of undertakings to consolidate these financial statements at 30 June 2013 The consolidated financial statements of MGPA (Europe) Limited are available from 5th Floor, 6 St Andrew Street, London, EC4A 3AE

21. Parent company profit.

The Company's Comprehensive Income for the year ended 2013 was £1,555,044 (2012 £456,000)

The Directors have taken advantage of the exemption offered by section 408 of the Companies Act 2006 not to present a separate statement of comprehensive income for the Parent Company

22. Events after the balance sheet date.

After the balance sheet date MGPA (Europe) Limited issued credit notes to MGPA Europe Development Limited for an amount of £0 37m in respect of development management service fees which the Company deemed to be impaired The credit notes are reflected within the enclosed financial statements

On May, 21, 2013 BlackRock, Inc announced that it entered into a definitive agreement to acquire MGPA Limited, the ultimate controlling party of the Company The transaction is expected to close in the fourth quarter of 2013, subject to customary regulatory approvals and closing conditions There is no material impact on the 2013 results arising from the expected transaction