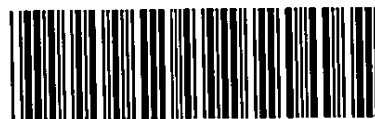


**Registered No. 6409008**

**Spire Property 13 Limited**

**Report and Financial Statements  
For the year ended 31 December 2012**

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**Report of the directors**  
**For the year ended 31 December 2012**

The directors present their report and the audited financial statements for the year ended 31 December 2012

**1. Principal activity**

The principal activity of the company is the leasing of hospital property

The directors do not anticipate any significant change in the activities of the company in the foreseeable future

**2. Review of the business**

The company leases the Spire Norwich Hospital to Spire Healthcare Limited

At the balance sheet date, the company had net liabilities of £10,965,000 (2011 £8,340,000)

**3. Results and dividends**

The loss for the year, after taxation, amounted to £2,625,000 (2011 £2,439,000).

No ordinary dividend has been proposed for the year ended 31 December 2012 (2011: £nil)

**4. Key performance indicators**

In view of the straight forward nature of the business, the directors do not consider the use of key performance indicators necessary to provide an understanding of the development, performance or position of the business

**5. Principal risks and uncertainties**

The company's activities expose it to a number of risks which are discussed below

*Credit risk*

Credit risk arises principally from the company's receivables of rent from Spire Healthcare Limited, a fellow group undertaking of Spire Healthcare Limited Partnership, which has leased the hospital property from the company under a lease with a term of up to 35 years, which commenced on 21 December 2007.

*Interest rate risk*

The company is exposed to interest rate risk arising from fluctuations in market rates. This affects the future cost of borrowings. The company has entered into an interest rate swap in order to fix the interest payable on its bank loan. Further information is contained in note 13 of these financial statements

*Overall risk management*

The company is managed on a group basis and the principal risks and uncertainties facing it are therefore integrated with those facing the Group as a whole. Further information is provided in the Annual Review and Accounts of Spire Healthcare Limited Partnership, which are published on the Spire Healthcare website ([www.spirehealthcare.com](http://www.spirehealthcare.com))

**Report of the directors**  
**For the year ended 31 December 2012 - continued**

**6. Going concern**

As disclosed in note 12, the external financing facilities of the company have a maturity date of 5 October 2014. The directors are of the view that, following a sale of properties and settlement of debt by the wider Spire Healthcare Limited Partnership group, there are a number of potential options to replace or extend these facilities on a timely basis. As a consequence, after taking account of the future trading performance of the company, the directors consider the company will be able to meet its liabilities as they fall due for at least 12 months from the date of approval of these financial statements.

**7. Directors**

The names of directors who have held office since 1 January 2012 are as follows

J-J De Gorter	resigned 1 February 2012
S Gordon	
R Roger	
D F Toner	

**8. Companies (Audit, Investigations and Community Enterprise) Act 2004**

As at the date of this report and during the financial period, indemnities are in force under which the company has agreed to indemnify certain directors, to the extent permitted by law (and subject to the conditions set out in section 234 of the Companies Act 2006) and the company's articles of association, in respect of all losses arising out of, or in connection with, the execution of their powers, duties and responsibilities, as directors of the company.

**9. Auditors**

The auditors Ernst & Young LLP were the company's auditors during the year and are deemed to be reappointed under section 487(2) of the Companies Act 2006.

**10. Disclosure of Information to Auditors**

The directors who were members of the board at the time of approving the directors' report are listed above. Having made enquiries of fellow directors and of the company's auditors, each of these directors confirms that

- To the best of each director's knowledge and belief, there is no information relevant to the preparation of their report of which the company's auditors are unaware, and
- Each director has taken all steps a director might reasonably be expected to have taken to be aware of relevant audit information and to establish that the company's auditors are aware of that information.

Registered Office

120 Holborn  
London  
EC1N 2TD

22 March 2013

On behalf of the board



D F Toner  
Director & secretary

**Statement of directors' responsibilities**  
**For the year ended 31 December 2012**

The directors are responsible for preparing the Report of the Directors 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 its profit or loss for the period. In preparing those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and accounting estimates that are reasonable and prudent; and
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements

The directors are responsible for keeping proper accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Independent auditor's report  
to the members of Spire Property 13 Limited**

We have audited the financial statements of Spire Property 13 Limited for the year ended 31 December 2012 which comprise the Profit and Loss Account, the Statement of Total Recognised Gains and Losses, the Balance Sheet and the related notes 1 to 16. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Respective responsibilities of directors and auditor**

As explained more fully in the Statement of Directors' Responsibilities the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the 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 company's affairs as at 31 December 2012 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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

In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Spire Property 13 Limited**  
**Registered No. 6409008**

**Independent auditor's report**  
**to the members of Spire Property 13 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, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit

*Ernst & Young LLP*

Matthew Williams (Senior Statutory Auditor)  
For and on behalf of Ernst & Young LLP (Statutory Auditor)  
London  
22 March 2013

**Spire Property 13 Limited**  
**Registered No. 6409008**

**Profit and loss account**  
**For the year ended 31 December 2012**

	<i>Note</i>	2012 £000	2011 £000
<b>Rent receivable</b>		4,589	4,572
Depreciation		<u>(1,173)</u>	<u>(1,175)</u>
<b>Operating profit</b>		3,416	3,397
Interest receivable and similar income	4	1	1
Interest payable and similar charges	5	<u>(6,042)</u>	<u>(5,837)</u>
<b>Loss on ordinary activities before taxation</b>		(2,625)	(2,439)
Tax on loss on ordinary activities	7	<u>-</u>	<u>-</u>
<b>Loss for the year</b>		<u>(2,625)</u>	<u>(2,439)</u>

The operating profit is all derived from continuing operations

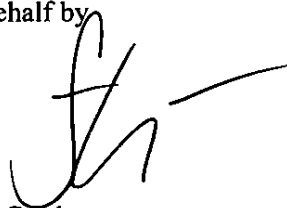
The company has no other gains and losses and therefore no statement of total recognised gains and losses has been presented

**Spire Property 13 Limited**  
**Registered No. 6409008**

**Balance sheet**  
**as at 31 December 2012**

	<i>Note</i>	2012 £000	2011 £000
<b>Fixed assets</b>			
Tangible assets	8	60,003	61,176
<b>Current assets</b>			
Debtors	9	2,508	2,375
<b>Creditors</b> amounts falling due within one year	10	(1,924)	(1,900)
<b>Net current assets</b>		584	475
<b>Total assets less current liabilities</b>		60,587	61,651
<b>Creditors</b> amounts falling due after more than one year	11	(71,552)	(69,991)
<b>Net liabilities</b>		(10,965)	(8,340)
<b>Capital and reserves</b>			
Called up share capital	15	1,236	1,236
Profit and loss account	16	(12,201)	(9,576)
<b>Equity shareholders' deficit</b>		(10,965)	(8,340)

These financial statements were approved by the Board of Directors on 22 March 2013 and were signed on its behalf by



S Gordon  
Director



**Notes to the financial statements**  
**For the year ended 31 December 2012**

**1. Accounting policies**

**Basis of preparation**

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards, under the historical cost accounting convention and on a going concern basis. As disclosed in note 12, the external financing facilities of the company have a maturity date of 5 October 2014. The directors are of the view that, following a sale of properties and settlement of the debt by the wider Spire Healthcare Limited Partnership group, there are a number of potential options to replace or extend these facilities on a timely basis. As a consequence, after taking account of the future trading performance of the company, the directors consider the company will be able to meet its liabilities as they fall due for at least 12 months from the date of approval of these financial statements.

All accounting policies have been applied consistently during the year.

As described in note 2 the company is a wholly owned subsidiary undertaking of Spire Healthcare Limited Partnership, a limited partnership registered in Guernsey, which publishes consolidated accounts that are publicly available from the Spire Healthcare website ([www.spirehealthcare.com](http://www.spirehealthcare.com)). Consequently, the company has

- Pursuant to Financial Reporting Standard 1 - *Cash flow statements*, not prepared a cash flow statement, and
- Pursuant to Financial Reporting Standard 8 - *Related party disclosures*, not included details of transactions with other wholly owned subsidiary undertakings of Spire Healthcare Limited Partnership.

**Rental income**

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

**Taxation including deferred taxation**

The charge for taxation is based on the result for the year and takes into account deferred tax. Deferred tax is provided in full on all timing differences that have originated, but not reversed, at the balance sheet date which result in an obligation to pay more, or a right to pay less or to receive more tax except that deferred tax assets are recognised only to the extent that it is considered more likely than not that there will be suitable taxable profits from which the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the years in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

**Notes to the financial statements**  
**For the year ended 31 December 2012**

**1. Accounting policies - continued**

**Interest rate swaps**

The company's criteria for interest rate swaps are

- the instrument must be related to an asset or a liability, and
- it must change the character of the interest rate by converting a variable rate to a fixed rate or vice versa

Premiums paid for derivatives are amortised over the term of the derivative

Interest differentials are recognised by accruing with net interest payable. Interest rate swaps are not revalued to fair value. If they are terminated early, the gain/ loss is spread over the remaining maturity of the original instrument.

**Interest-bearing loans and borrowings**

All interest-bearing loans and borrowings are initially recognised at net proceeds. After initial recognition debt is increased by the finance cost in respect of the reporting year and reduced by payments made in respect of the debts of the year. Finance costs of debt are allocated over the term of the debt at a constant rate on the carrying amount.

**Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less accumulated depreciation.

No depreciation is provided on freehold land.

Tangible assets are depreciated so as to write off the cost by equal annual instalments over their lives, as follows:

Freehold buildings	- 5 - 50 years
Fixtures & fittings	- 3 - 10 years

The estimated economic lives of the freehold properties are reviewed annually and revised as appropriate, taking into consideration the levels of expenditure incurred on an ongoing basis to maintain the properties in a fit and proper state for their ongoing use as hospitals.

**2. Immediate and ultimate parent undertakings and controlling party**

The immediate parent undertaking of Spire Property 13 Limited is Spire UK Holdco 4 Limited, a company registered in England and Wales which is an indirect subsidiary of Rozier No 1A Limited Partnership, a limited liability partnership registered in Guernsey. The smallest group in which the results of Spire Property 13 Limited are consolidated is headed by Rozier No 1A Limited Partnership. The largest group in which the results of Spire Property 13 Limited are consolidated is headed by Spire Healthcare Limited Partnership, a limited liability partnership registered in Guernsey, which publishes consolidated accounts that are publicly available from the Spire Healthcare website ([www.spirehealthcare.com](http://www.spirehealthcare.com)).

The ultimate parent undertakings of Spire Property 13 Limited are Fourth Cinven Fund (No 1) LP, Fourth Cinven Fund (No 2) LP, Fourth Cinven Fund (No 3 - VCOC) LP, Fourth Cinven Fund (No 4) LP, Fourth Cinven Fund (UBTI) LP, Fourth Cinven Fund Co-Investment Partnership and Fourth Cinven (MACIF) LP (together the 'Cinven Funds'), being funds managed or advised by Cinven Limited, a company incorporated under the laws of England and Wales.

Accordingly, the directors consider the company's ultimate controlling party is Cinven Limited, the managers and advisor to the Cinven Funds.

**3. Staff costs and directors' remuneration**

The company had no employees during the year (2011: nil) and consequently incurred no staff costs.

The directors are remunerated for their work for the Spire Healthcare Limited Partnership Group, of which the company is a member, by a fellow subsidiary of the Spire Healthcare Limited Partnership Group, Spire Healthcare Limited.

**Spire Property 13 Limited**  
**Registered No. 6409008**

**Notes to the financial statements**  
**For the year ended 31 December 2012**

**4. Interest receivable and similar income**

	2012 £000	2011 £000
Bank interest receivable	<u>1</u>	<u>1</u>

**5. Interest payable and similar charges**

	2012 £000	2011 £000
Payable to other Group undertakings	1,613	1,437
Loan interest	<u>4,429</u>	<u>4,400</u>
	<u>6,042</u>	<u>5,837</u>

**6. Auditor's remuneration**

	2012 £000	2011 £000
Fees for the audit of the company	<u>3</u>	<u>3</u>

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

**Spire Property 13 Limited****Registered No. 6409008****Notes to the financial statements****For the year ended 31 December 2012****7. Tax on loss on ordinary activities**

	2012 £000	2011 £000
(1) Analysis of tax credit in year		
Deferred tax		
Origination and reversal of timing differences	<u>-</u>	<u>-</u>

**(11) Factors affecting the tax credit**

The tax assessed for the year differs from the standard rate of corporation tax in the UK of 24.5% (2011 26.5%). The differences are explained below

	2012 £000	2011 £000
Loss on ordinary activities before taxation	<u>(2,625)</u>	<u>(2,439)</u>
Applying the loss before tax to the UK corporation tax rate of 24.5% (2011 26.5%)	(643)	(646)
Effects of		
Non taxable expenses not deductible for tax purposes	177	180
Depreciation in excess of capital allowances	38	42
Losses carried forward	34	42
Group relief not paid for	<u>394</u>	<u>382</u>
Total current tax for the year	<u>-</u>	<u>-</u>

**Notes to the financial statements**  
**For the year ended 31 December 2012**

**8. Fixed assets**

	Freehold land & buildings £000	Fixtures & Fittings £000	Total £000
<b>Cost</b>			
At 1 January and 31 December 2012	65,104	914	66,018
<b>Depreciation</b>			
At 1 January 2012	4,257	585	4,842
Charge for the year	1,064	109	1,173
At 31 December 2012	5,321	694	6,015
<b>Net Book Value</b>			
At 31 December 2012	59,783	220	60,003
At 31 December 2011	60,847	329	61,176

**9. Debtors**

	2012 £000	2011 £000
Amounts due from other Group undertakings	1,019	1,041
Accrued income	1,489	1,334
	<u>2,508</u>	<u>2,375</u>

Included in accrued income is £1,489,000 (2011 £1,334,000) that will reverse in more than one year

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

	2012 £000	2011 £000
Amounts owed to other Group undertakings	916	892
Accruals and deferred income	294	294
Loans (note 12)	714	714
	<u>1,924</u>	<u>1,900</u>

**Notes to the financial statements**  
**For the year ended 31 December 2012**

**11. Creditors - amounts falling due after more than one year :**

	2012 £000	2011 £000
Amounts owed to other Group undertakings	15,021	13,408
Accruals and deferred income	1,074	1,367
Loans (note 12)	<u>55,457</u>	<u>55,216</u>
	<u>71,552</u>	<u>69,991</u>

Amounts due to other Group Undertakings are repayable in August 2038 and bear interest at 12% per annum

**12. Loans**

	2012 £000	2011 £000
Amounts falling due		
- in one year or less	1,049	1,049
- in 2 to 5 years	<u>55,710</u>	<u>55,804</u>
	56,759	56,853
Less issue costs not yet amortised	<u>(588)</u>	<u>(923)</u>
	<u>56,171</u>	<u>55,930</u>

The bank loans are stated net of capitalised arrangement fees, which are being written off over the life of the loan. The fees were initially recognised at a cost of £2,018,000, amortisation of £335,000 (2011 £335,000) has been charged in the year.

**Bank loans and Payment in Kind (PIK) notes**

The bank loans and PIK notes are denominated as follows. The rates of interest and final repayment dates are set out below.

	Fixed margin above LIBOR %	2012 £000	2011 £000
Tranche A - maturity date 5 October 2014	1.25	32,611	32,728
Tranche B - maturity date 5 October 2014	2.35	18,392	18,459
PIK notes - maturity date 5 October 2014	7.05	<u>5,166</u>	<u>4,743</u>
		<u>56,169</u>	<u>55,930</u>

These loans are secured by a fixed charge over the property held by the company.

**Notes to the financial statements**  
**For the year ended 31 December 2012**

**13. Derivative fair value**

The company entered into an interest swap agreement to mitigate the risk of losses through interest rate rises on its variable rate bank loans. The fair value of this swap agreement is as follows

	2012 £000	2011 £000
Interest rate swap liability	<u>12,963</u>	<u>13,642</u>

**14. Deferred taxation**

Deferred tax liabilities are analysed as follows

	2012 £000	2011 £000
Accelerated capital allowances	557	645
Other timing differences	(125)	-
Trading losses	<u>(432)</u>	<u>(645)</u>
Deferred tax liability	<u>-</u>	<u>-</u>

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability settled, based on tax rates that have been enacted or substantively enacted at the balance sheet date. As at the date of the financial statements, the Finance Bill 2012, which includes a reduction in the UK corporate tax rate to 23% from 1 April 2013, has been enacted and so UK deferred tax assets and liabilities have been calculated at this rate.

The UK government intends to reduce the UK corporate income tax rate further, to 21%, which will be enacted in successive Finance Bills. Consequently, the company will only recognise the impact of the rate change which is substantively enacted at that time in its financial statements. As the company has no current or deferred taxation liabilities the change in tax rate would have had no impact as at 31 December 2012.

The company has losses carried forward of £1,880,000 (2011 £2,415,000) to offset against future trading profits. A deferred tax asset has been recognised in respect of these losses to the extent that they can be offset against the accelerated capital allowances.

**15. Share capital**

	2012 £000	2011 £000
<b>Allotted, called-up and fully paid</b>		
1,236,326 ordinary shares of £1 each	<u>1,236</u>	<u>1,236</u>



**Spire Property 13 Limited**  
**Registered No. 6409008**

**Notes to the financial statements**  
**For the year ended 31 December 2012**

**16. Reconciliation of shareholders' deficit and movements on reserves**

	Share capital £000	Profit and loss account £000	Total share- holders' deficit £000
At 1 January 2011	1,236	(7,137)	(5,901)
Loss for the year	-	(2,439)	(2,439)
At 31 December 2011	1,236	(9,576)	(8,340)
Loss for the year	-	(2,625)	(2,625)
At 31 December 2012	1,236	(12,201)	(10,965)