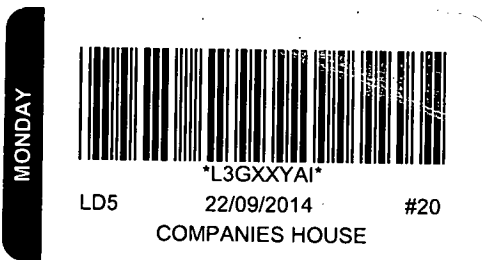


Actis Africa Real Estate GP Limited

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2013

REGISTERED NUMBER: 7565455



CONTENTS

DIRECTORS' REPORT	2
STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS	3
INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ACTIS AFRICA REAL ESTATE GP LIMITED	4
PROFIT AND LOSS ACCOUNT	5
BALANCE SHEET	6
NOTES TO THE FINANCIAL STATEMENTS	7-9

DIRECTORS' REPORT

The directors present their Report and Financial Statements for the year ended 31 December 2013.

Principal activity and review of business

The principal activity of the Company is that of General Partner of three private equity limited partnerships. The Company was incorporated on 16 March 2011, with share capital of 1 £1 ordinary share issued at par. Its registered office is 2 More London Riverside, London, SE1 2JT.

Results

The results for the year ended 31 December 2013 are shown on page 5.

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

Directors

Paul Owers, Actis Nominee Limited, Actis Limited and Ronald Edward Bell were each directors of the Company for the full year.

Directors' interests

The directors have no direct interest in the shares of the Company. However, by virtue of Paul Owers' position as member of Actis LLP, he had an indirect interest in the entire share capital of the Company.

On behalf of the board



.....

Ronald Edward Bell
Director

Dated: 27 June 2014

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ACTIS AFRICA REAL ESTATE GP LIMITED

We have audited the financial statements of Actis Africa Real Estate GP Limited for the year ended 31 December 2013 set out on pages 5 to 9. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK 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 Directors' Responsibilities Statement 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.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

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 2013 and of its profit for the year then ended;
- have been properly prepared in accordance with UK 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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; or
- the directors were not entitled to take advantage of the small companies' exemption from the requirement to prepare a strategic report.



Edward Kirkness (Senior Statutory Auditor)
For and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
8 Salisbury Square
London EC4Y 8BB
Dated: 27 June 2014

PROFIT AND LOSS ACCOUNT

For the year ended 31 December 2013

	<i>Notes</i>	Year Ended 31 December 2013 \$	Year Ended 31 December 2012 \$
Turnover	<i>1</i>	3,000	3,000
Administrative expenses		(970)	(975)
Operating profit	<i>2</i>	<u>2,030</u>	<u>2,025</u>
Tax on profit on ordinary activities	<i>3</i>	(472)	(496)
Profit for the year		<u>1,558</u>	<u>1,529</u>

The results above relate to continuing operations.

The Company has no recognised gains or losses other than those included in the profit and loss account.

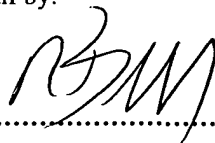
The notes on pages 7 to 9 form part of these financial statements.

BALANCE SHEET

As at 31 December 2013

	<i>Notes</i>	31 December 2013	31 December 2012
		\$	\$
Current assets			
Called up share capital not paid	8	2	2
Debtors	6	4,155	2,125
		4,157	2,127
 Current liabilities			
Creditors: amounts falling due within one year	7	(995)	(523)
Net assets		3,162	1,604
Capital and reserves			
Called-up share capital	8	2	2
Profit & loss account		3,160	1,602
Shareholder's funds	9	3,162	1,604

These financial statements were approved by the Board of Directors on 27 June 2014 and were signed on its behalf by:



Ronald Edward Bell
Director

The notes on pages 7 to 9 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2013

1 Accounting policies

Basis of preparation

The financial statements have been prepared under the historical cost convention, in accordance with applicable accounting standards.

Functional currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). US dollar is the company's functional and presentation currency.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the balance sheet date. All gains or losses on translation are taken to the profit and loss account.

Cash flow statement

A cash flow statement has not been presented as there were no cash movements during the year ended 31 December 2013.

Turnover

Turnover comprises fee income for acting as general partner to a private equity limited partnerships.

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred due to timing differences between the treatment of certain items for taxation and accounting purposes.

Related party transactions

In accordance with FRS 8, the Company is exempt from the requirement to disclose related party transactions within the group on the basis that 100% of its voting rights are controlled within the group.

Going concern

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

2 Operating profit

	Year Ended 31 December 2013 \$	Year Ended 31 December 2012 \$
<i>Operating profit is stated after charging:</i>		
Auditors' remuneration – audit services	970	975

NOTES TO THE FINANCIAL STATEMENTS (*continued*)

3 Taxation

	Year Ended 31 December 2013 \$	Year Ended 31 December 2012 \$
<i>UK corporation tax</i>		
Current tax @ 23.25% (2012: 24.5%) on income for the year	472	496
	<u> </u>	<u> </u>

4 Employees

The Company did not employ any personnel during the year (2012: nil).

5 Directors' remuneration

The Directors received no remuneration for their services to the Company during the year (2012: nil).

6 Debtors

	31 December 2013 \$	31 December 2012 \$
Amounts due from group undertakings	4,155	2,125
	<u> </u>	<u> </u>

7 Creditors: amounts falling due within one year

	31 December 2013 \$	31 December 2012 \$
Corporation tax	995	523
	<u> </u>	<u> </u>

8 Called-up share capital

	31 December 2013 Number	31 December 2013 \$	31 December 2012 Number	31 December 2012 \$
<i>Allotted and called-up:</i>				
Ordinary shares of £1	1	2	1	2
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

The amounts of paid-up share capital for the following category of shares differed from the called-up share capital stated above due to unpaid calls and were as follows:

Un-paid share capital	31 December 2013 \$	31 December 2012 \$
Ordinary shares	2	2
	<u> </u>	<u> </u>

NOTES TO THE FINANCIAL STATEMENTS (continued)

9 Reconciliation of movement in shareholder's funds

	\$
Balance at 1 January 2013	1,604
Profit for the year	1,558
Balance at 31 December 2013	<u>3,162</u>

10 Ultimate parent undertaking

The ultimate parent undertaking is Actis LLP.

The results of the Company are consolidated in the group financial statements of Actis LLP. This is the largest and the only group undertaking that includes the results of the Company. Copies of the financial statements of Actis LLP are available at Companies House, Crown Way, Cardiff.