

Horizon Property Investments Limited

Report and Financial Statements

Year ended 31 December 2012

Company Number SC155136

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Horizon Property Investments Limited
Report and Financial Statements

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Horizon Property Investments Limited

Report and Financial Statements

Company Information

Board of Directors

P S Dickson
J J Green
A W J Wilson

Company Secretary

Lloyds Secretaries Ltd

Registered office

Level 1
Citymark
150 Fountainbridge
Edinburgh
EH3 9PE

Independent Auditors

PricewaterhouseCoopers LLP
Erskine House
68-73 Queen Street
Edinburgh
EH2 4NH

Bankers

Lloyds TSB Bank plc
25 Gresham Street
London
EC2V 7HN

Bank of Scotland plc
The Mound
Edinburgh
EH1 1YZ

Company Number

SC155136

Horizon Property Investments Limited

Report and Financial Statements

Directors' Report

The Directors are pleased to present their report and audited financial statements for Horizon Property Investments Limited ("the Company") for the year ended 31 December 2012. The Company is a limited company both incorporated and domiciled in Scotland.

Principal activity and review of business

The Company's principal activity is investment in property and land. There have been no property transactions during the year. The Company currently owns the Vision building in Dundee.

Results and dividends

The loss after tax for the Company for the year ended 31 December 2012 was £1,301,493 (2011: £355,738). No dividends were paid during the year (2011: £nil).

Financial instruments

The financial risk management objectives and policies of the Company and the exposure to market risk, credit risk and liquidity risk are covered in note 15 to the financial statements.

Going concern

As set out in note 3 of the financial statements, the Directors are satisfied that the Company has adequate resources to continue in business for the foreseeable future and consequently the going concern basis continues to be appropriate in preparing the financial statements.

Directors and their interests

The Directors of the company who were in office at the date of signing the financial statements and this report are as stated on page 3.

Dates of appointment and resignation during the year and up to the date of this report were as follows:

Director	Date of Appointment	Date of Resignation
P R Harries	-	29 June 2012
K M Bothwell	-	2 July 2012
J A Pearce	-	16 August 2013
P S Dickson	2 July 2012	-
A W J Wilson	2 July 2012	-
J J Green	2 July 2012	-

Company Secretary

The Company Secretary at the date of this report is as stated on page 3.

Dates of appointment and resignation during the year and up to the date of this report were as follows:

Company Secretary	Date of Appointment	Date of Resignation
L J Edwards	-	2 nd July 2012
Lloyds Secretaries Ltd	2 July 2012	-

Horizon Property Investments Limited

Report and Financial Statements

Directors' Report (continued)

Independent Auditors

The independent auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution to reappoint PricewaterhouseCoopers LLP as auditors will be proposed at the next meeting.

Statement of Directors' responsibilities

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 the Directors have prepared the financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. In preparing these financial statements, the Directors have also elected to comply with IFRSs, issued by the International Accounting Standards Board (IASB). Under Company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable International Financial Reporting Standards (IFRSs) as adopted by the European Union, and IFRSs as issued by the International Accounting Standards Board (IASB), 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 enable them to ensure that the financial statements comply with the Companies Act 2006.

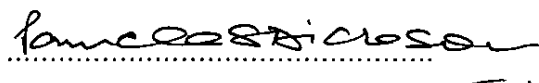
They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to independent auditors

In the case of each of the persons who are Directors of the Company at the time when this report was approved, the following applies:

So far as each of the directors is aware, there is no relevant audit information of which the Company's auditors are unaware. Each of the directors has taken all the steps that ought to have been taken as a Director of the Company in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Signed on behalf of Horizon Property Investments Limited:



P S Dickson
Director
27 September 2013

Horizon Property Investments Limited

Report and Financial Statements

Independent Auditors' Report to the Members of Horizon Property Investments Limited

We have audited the financial statements of Horizon Property Investments Limited for the year ended 31 December 2012 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flow, the Accounting Policies 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.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors responsibilities set out on page 5, 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 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 and Financial Statements 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 and cash flows for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

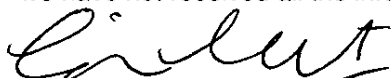
Opinion on other matter prescribed by the Companies Act 2006

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.



Gillian McCort (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Edinburgh
27 September 2013

Horizon Property Investments Limited**Report and Financial Statements****Statement of Comprehensive Income****For the year ended 31 December 2012**

	Note	2012 £	2011 £
Rental income	4	126,457	92,977
Property expenses	5	(506,791)	(557,989)
Net property expenses		(380,334)	(465,012)
Other expenses	6	(1,500)	(1,500)
Valuation (loss)/gain on investment property	9	(975,000)	25,000
Net other (expense)/income		(976,500)	23,500
Operating loss before financing costs		(1,356,834)	(441,512)
Finance income	7	-	71
Finance cost	7	(50,947)	(49,166)
Net finance costs		(50,947)	(49,095)
Loss before tax		(1,407,781)	(490,607)
Income tax credit	8	106,288	134,869
Loss after tax for the year		(1,301,493)	(355,738)

There are no other items of comprehensive income other than those shown above. Accordingly the loss for the year is the same as the total comprehensive loss for the year.

The accompanying notes on pages 11 to 19 form part of these financial statements.

Horizon Property Investments Limited

Report and Financial Statements

Statement of Financial Position

As at 31 December 2012

	Note	2012 £	2011 £
Assets			
Investment property	9	625,000	1,600,000
Total non-current assets		<u>625,000</u>	<u>1,600,000</u>
Income tax receivable	10	240,901	377,697
Trade and other receivables	11	166,337	142,157
Cash and cash equivalents	12	-	80,440
Total current assets		<u>407,238</u>	<u>600,294</u>
Total assets		<u>1,032,238</u>	<u>2,200,294</u>
Equity			
Issued capital	13	2	2
Accumulated losses		(9,288,935)	(7,987,442)
Total equity		<u>(9,288,933)</u>	<u>(7,987,440)</u>
Liabilities			
Amount due to fellow subsidiary undertaking	17	10,281,040	10,168,207
Trade and other payables	14	40,131	19,527
Total liabilities		<u>10,321,171</u>	<u>10,187,734</u>
Total equity and liabilities		<u>1,032,238</u>	<u>2,200,294</u>

Company Number: SC155136

The financial statements on pages 7 to 19 were approved by the Board of Directors at a meeting on 23 September 2013 and signed on its behalf by:



P S Dickson

Director
Horizon Property Investments Limited

27 SEPTEMBER 2013

The accompanying notes on pages 11 to 19 form part of these financial statements.

Horizon Property Investments Limited

Report and Financial Statements

Statement of Changes in Equity

For the year ended 31 December 2012

	Issued Capital £	Accumulated Losses £	Total £
Balance at 1 January 2012	2	(7,987,442)	(7,987,440)
Loss after taxation	-	(1,301,493)	(1,301,493)
Balance at 31 December 2012	<u>2</u>	<u>(9,288,935)</u>	<u>(9,288,933)</u>

For the year ended 31 December 2011

	Issued Capital £	Accumulated Losses £	Total £
Balance at 1 January 2011	2	(7,631,704)	(7,631,702)
Loss after taxation	-	(355,738)	(355,738)
Balance at 31 December 2011	<u>2</u>	<u>(7,987,442)</u>	<u>(7,987,440)</u>

The accompanying notes on pages 11 to 19 form part of these financial statements.

Horizon Property Investments Limited

Report and Financial Statements

Statement of Cash Flows

For the year ended 31 December 2012

	Note	2012 £	2011 £
Cash flows from operating activities			
Operating loss		(1,356,834)	(441,512)
Fair value adjustment of investment property		975,000	(25,000)
(Increase)/decrease in trade and other receivables		(24,180)	38,569
Increase in amounts due to fellow subsidiary undertaking		112,833	466,607
Increase/(decrease) in trade and other payables		20,604	(2,331)
Cash (used in)/generated from operations		(272,577)	36,333
Interest (paid) / received		(50,947)	1
Income taxes received		243,084	-
Net cash (used in)/from operating activities		(80,440)	36,334
Cash flows from investing activities			
Interest received		-	71
Net cash from investing activities		-	71
Cash flows from financing activities		-	-
Net (decrease) increase in cash and cash equivalents		(80,440)	36,405
Cash and cash equivalents at 1 January		80,440	44,035
Cash and cash equivalents at 31 December	12	-	80,440

The accompanying notes on pages 11 to 19 form part of these financial statements.

Notes to the financial statements

1. Basis of preparation

The financial statements have been prepared in accordance with:

- (1) the International Accounting Standards ("IAS") and International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board and the Standards and Interpretations ("SICs") and International Financial Reporting Interpretations ("IFRICs") issued by its International Financial Reporting Interpretations Committee, as endorsed by the European Union; and
- (2) those parts of the Companies Act 2006 applicable to companies reporting under IFRS.

The financial statements have been prepared on the historical cost basis, and under the going concern principle on the basis that the Company has sufficient resources from its immediate parent undertaking should it require to meet its liabilities.

Standards and amendments to existing standards effective 1 January 2012

The following standards, amendments to and interpretations of published standards have been issued and are relevant to the Company's operations:

- Amendment to IAS 12, 'Income taxes' on deferred tax (effective 1 January 2012)

Standards and interpretations in issue but not adopted early

The following standards and amendments to published standards are optional for the current accounting period beginning on 1 January 2012 but the Company has not elected to adopt early:

- IFRS 13, 'Fair value measurement' (effective 1 January 2013)
- Amendment to IFRS 7, 'Financial instruments: Disclosures' (effective 1 January 2013)
- Amendment to IAS 1, 'Presentation of financial statements' on OCI (effective 1 July 2012)
- Amendments to IFRS 7 on Financial instruments asset and liability offsetting (effective 1 January 2013)
- Amendments to IAS 32 on Financial instruments asset and liability offsetting (effective 1 January 2014)

Standards and interpretations in issue but not relevant

There are no other standards and amendments to published standards that are mandatory for the current accounting period beginning on 1 January 2012 that are relevant to the Company.

The Directors of the Company anticipate that the adoption of these standards and interpretations in future periods will have no material financial impact on the financial statements.

Notes to the Financial Statements (continued)

2. Summary of significant accounting policies

The Company has identified the accounting policies that are the most significant to its business operations and the understanding of its results. The principal accounting policies adopted in these financial statements were applied consistently throughout the years presented, unless otherwise stated.

The significant accounting policies adopted in the preparation of the financial statements are set out below:

(a) Critical accounting estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions in applying the accounting policies that affect the reported amounts of assets, liabilities, income and expenses. Due to the inherent uncertainty in making estimates, actual results reported in future periods may be based upon amounts which differ from those estimates. Estimates, judgements and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The significant judgements made by management in applying the Company's accounting policies and the key sources of estimation uncertainty in these financial statements, which together are deemed critical to the Company's results and financial position, are discussed below.

i) Deferred tax

The recognition of deferred tax assets requires management judgement in determining the extent and amount which should be recognised. Estimates of future taxable income/profits are made and management judgement is exercised as to whether these estimates indicate if the deferred tax asset can be recovered and when.

(b) Revenue and expenses

Rental income from investment property leased out under an operating lease is recognised in the Statement of Comprehensive Income on a straight-line basis over the term of the lease. All other revenue and expense is recognised on an accruals basis.

(c) Investment property

Investment properties, which are defined as properties which are held either to earn rental income or for capital appreciation or both, are initially recognised at cost and are fair valued at least annually. Any gains or losses arising from a change in the fair value are recognised in the Statement of Comprehensive Income in the period that they occur. Investment properties are not depreciated.

(d) Trade and other receivables

Trade and other receivables are stated at their cost less impairment losses.

(e) Cash and cash equivalents

Cash and cash equivalents are held for the purpose of meeting short term cash commitments rather than investing or other purposes. Cash and cash equivalents consist of cash balances at banks that are freely available.

Notes to the financial statements (continued)

2. Summary of significant accounting policies (continued)

(f) Impairment

The carrying amounts of the Company's assets, and deferred tax assets, are reviewed at each Balance Sheet date to determine whether there is any indication of impairment. If any such indication exists, the assets' recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Statement of Comprehensive Income.

(i) Calculation of recoverable amount

The recoverable amount of other assets is the greater of their net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

(ii) Reversals of impairment

An impairment loss in respect of a receivable carried at amortised cost is reversed if the subsequent increase in recoverable amount can be related objectively to an event occurring after the impairment loss was recognised. In respect of other assets, an impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(g) Trade and other payables

Trade and other payables are stated at cost.

(h) Net finance costs

Net finance costs relate to interest income and interest payable on borrowings and are recognised in the Statement of Comprehensive Income using the effective interest rate method. The effective interest rate is the rate that exactly discounts the estimated future cash payments and receipts through the expected life of the financial asset or liability. The effective interest rate is established on initial recognition of the financial asset or liability and is not revised subsequently.

Interest income and interest payable presented in the Statement of Comprehensive Income include interest on financial assets or liabilities at amortised cost on an effective interest rate basis.

(i) Taxation

Current income tax which is payable/receivable on taxable profits/losses is recognised as an expense/credit in the period in which the profits/losses arise. The current income tax charge/income is calculated on the basis of the tax laws enacted or substantively enacted at the Statement of Financial Position date.

Horizon Property Investments Limited

Report and Financial Statements

Notes to the financial statements (continued)

2. Summary of significant accounting policies (continued)

(i) Taxation (continued)

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred tax is determined using tax rates that have been enacted or substantially enacted by the Statement of Financial Position date, which are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised where it is probable that future taxable profit will be available against which the temporary differences can be utilised. The tax effects of losses available for carry forward are recognised as an asset when it is probable that future taxable profits will be available against which these losses can be utilised.

Deferred and current tax assets and liabilities are offset when they arise in the same tax reporting group and where there is both a legal right of offset and the intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3. Going concern – Principles underlying going concern assumption

The Company is reliant on funding provided by Bank of Scotland plc. Notwithstanding the improvement in market liquidity during 2012, the Company's ultimate parent company, Lloyds Banking Group plc, continues to be reliant on UK Government sponsored measures to maintain its wholesale funding position. The Directors are satisfied that it is the intention of Lloyds Banking Group plc that its subsidiaries including the Company will continue to receive funding in the future and, accordingly, the financial statements have been prepared on a going concern basis.

4. Rental income

	2012	2011
	£	£
Gross rental payments collected/accrued	126,457	92,977

5. Property expenses

	2012	2011
	£	£
Property insurance premium	26,475	33,150
Professional fees	23,614	8,632
Other expenses	456,702	516,207
Total property expenses	506,791	557,989

6. Other expenses

	2012	2011
	£	£
Audit fees	1,500	1,500
Total other expenses	1,500	1,500

The auditors received no fees in respect of non-audit services to the Company (2011: £nil).

The Company had no employees during the year (2011: none).

Horizon Property Investments Limited**Report and Financial Statements****Notes to the financial statements (continued)****7. Net finance costs**

	2012	2011
	£	£
Interest income	-	71
Interest expense	(50,947)	(49,166)
Net finance costs	<u>(50,947)</u>	<u>(49,095)</u>

8. Income tax receivable**Recognised in the Statement of Comprehensive Income**

	2012	2011
	£	£
Current tax credit		
Current year credit	106,288	134,869
Total income tax credit in Statement of Comprehensive Income	<u>106,288</u>	<u>134,869</u>

Reconciliation of effective tax rate

	2012	2011
	£	£
Loss on ordinary activities before tax	(1,407,781)	(490,607)
Loss on ordinary activities multiplied by the standard rate of corporation tax in the UK of 24.5% (2011: 26.5%)	344,907	130,011
Disallowed and non-taxable items	(238,875)	4,603
Adjustments to prior periods	256	255
Total income tax credit in Statement of Comprehensive Income	<u>106,288</u>	<u>134,869</u>

9. Investment property

	2012	2011
	£	£
Completed property		
Balance at 1 January	1,600,000	1,575,000
Fair value adjustment	(975,000)	25,000
Balance at 31 December	<u>625,000</u>	<u>1,600,000</u>

10. Current tax asset

The current tax asset of £240,901 (2011: £377,697) represents the amount of income tax receivable in respect of current and prior periods. The Company is subject to the UK current rate of Corporation Tax.

On 21 March 2012, the Government announced that the main rate of corporation tax will be reduced from 26% to 24% with effect from 1 April 2012. The reduction was enacted under the Provisional Collection of Taxes Act 1968 on 26 March 2012. In addition, the Finance Act 2012, which passed into law on 3 July 2012, included legislation to reduce the main rate of corporation tax from 24% to 23% with effect from 1 April 2013.

On 5 December 2012, the Government announced a further reduction in the main rate of corporation tax to 21% from 1 April 2014. In addition, on 20 March 2013 the Government announced a further reduction in the main rate of corporation tax to 20% from 1 April 2015.

Horizon Property Investments Limited**Report and Financial Statements****Notes to the financial statements (continued)****11. Trade and other receivables**

	2012	2011
	£	£
Trade receivables	25,257	21,518
Prepayments	121,171	105,257
Value added tax receivable	19,909	15,382
Trade and other receivables	<u>166,337</u>	<u>142,157</u>

12. Cash and cash equivalents

	2012	2011
	£	£
Bank balances	-	80,440
Cash and cash equivalents in the Statement of Cash Flows	<u>-</u>	<u>80,440</u>

13. Capital and reserves

The distributable reserves of the Company are managed through the Group Capital and Funding Policy in order to maximise capital efficiency within the Group. Dividends are paid from reserves available for distribution to the parent undertaking twice a year according to parameters set out at a Group level so as to avoid any build up of reserve balances within the Company.

Share capital

	Ordinary shares	
	2012	2011
	£	£
Authorised		
100 Ordinary Shares of £1 each	<u>100</u>	<u>100</u>
Issued		
2 Ordinary Shares of £1 each	<u>2</u>	<u>2</u>

At 31 December 2012 the authorised share capital comprised 100 £1 ordinary shares (2011: 100).

The holder of the ordinary shares is entitled to receive dividends as declared from time to time and is entitled to vote at meetings of the Company.

14. Trade and other payables

	2012	2011
	£	£
Non-trade payables and accrued expenses	40,131	19,527
	<u>40,131</u>	<u>19,527</u>

15. Financial instruments

The Company's financial instruments comprise receivable and payables that arise directly from its operations. There are no classes of business which require separate disclosure.

(a) Governance framework

The Company's immediate parent is Horizon Capital 2000 Limited and intermediate parent is Bank of Scotland plc ("BOS") whose ultimate parent is Lloyds Banking Group plc. BOS has established a financial risk management function with clear terms of reference and with the responsibility for implementing the Lloyds Banking Group framework and monitoring the policies on financial risks.

Horizon Property Investments Limited

Report and Financial Statements

Notes to the financial statements (continued)

15. Financial instruments (continued)

(a) Governance framework (continued)

The risks related to the Company's activities are regularly evaluated.

The key financial risks relevant to the Company are credit risk, market risk, interest rate risk and liquidity risk.

(b) Financial risks

i) Credit risk

Credit risk is the risk of financial loss from a counterparty's failure to settle financial obligations as they fall due. All amounts relate to entities which are subsidiaries of the same ultimate parent company and therefore credit risk is not deemed to be significant.

The table below sets out the maximum exposure to credit risk at the Statement of Financial Position date.

	2012	2011
	£	£
Cash and cash equivalents	-	80,440

Cash and cash equivalents are carried at amortised cost, whereby any indication of impairment would result in an immediate write-down of the carrying value. These instruments consist of bank balances placed with the Group and at the reporting date none of these balances were considered past due or impaired, neither were there any financial assets that would otherwise be past due or impaired had their terms not been renegotiated.

ii) Market risk

Market risk is defined as the potential loss in value or earnings of the Company arising from fair value changes in the values of assets and liabilities from fluctuations in market prices, interest rates or foreign exchange rates.

At the reporting date the Company's only exposure to market risk arose from interest rate risk, as all transactions and balances were denominated in Sterling and no equity share investments were held.

iii) Interest rate risk

Interest rate risk exists where the Company's financial assets and liabilities have interest rates set under different bases, or which reset at different times.

The Company's cash and cash equivalent balances generate variable interest income and arise from the reinvestment of surplus liquid funds. The financial liabilities comprise fixed rate borrowings provided by another Group company and they are used to finance the Company's inventories. As at the 31 December 2012 the Company held £nil (2011: £80,440) in a Lloyds Bank account. The account does not pay interest and therefore interest rate risk is not deemed to be significant.

iv) Liquidity risk

Liquidity risk is the risk that the Company does not have sufficient financial resources to meet its obligations when they fall due, or will have to do so at excessive cost. This risk can arise from mismatches in the timing of cash flows relating to assets, liabilities and off-Balance Sheet instruments.

The Company's short term liquidity requirements are supported by a facility with another Group company subject to internal limits. Overall liquidity risk is managed in line with the Lloyds Banking Group High Level Group Liquidity and Funding Policy.

Horizon Property Investments Limited

Report and Financial Statements

Notes to the financial statements (continued)

15. Financial instruments (continued)

iv) Liquidity risk (continued)

Lloyds Banking Group plc manages its liquidity risk within the risk appetite as defined by its Board and to ensure that it can in all circumstances meet its obligations as they fall due.

All funding is provided by the Group and the table below sets out the cash flows payable by the Company in respect of financial liabilities, by remaining contractual undiscounted repayments of principal and interest at the Statement of Financial Position date.

As at 31 December 2012

Maturity of contractual liabilities	Up to 1 month	1-3 months	3-12 months	Total
	£	£	£	£
Amounts due to fellow subsidiary undertaking	10,281,040	-	-	10,281,040
Trade and other payables	-	40,131	-	40,131
Total liabilities	10,281,040	40,131	-	10,321,171

As at 31 December 2011

Maturity of contractual liabilities	Up to 1 month	1-3 months	3-12 months	Total
	£	£	£	£
Amounts due to fellow subsidiary undertaking	10,168,207	-	-	10,168,207
Trade and other payables	-	19,527	-	19,527
Total liabilities	10,168,207	19,527	-	10,187,734

16. Immediate and ultimate parent undertakings

The Company's immediate parent company is Horizon Capital 2000 Ltd.

The company regarded by the Directors as the ultimate parent undertaking and controlling party is Lloyds Banking Group plc which is incorporated in Scotland. Lloyds Banking Group plc will produce consolidated financial statements for the year ended 31 December 2012. Copies of the annual report and financial statements of Lloyds Banking Group plc for the year ended 31 December 2012 may be obtained from Lloyds Banking Group's office at The Mound, Edinburgh, EH1 1YZ.

17. Related parties

The Company has a related party relationship with its intermediate parent company Bank of Scotland plc. A number of banking transactions are entered into with Bank of Scotland plc in the normal course of business, including loans and deposits. As at the 31 December 2012 the Company had £nil (2011: £3) on deposit in a corporate current account. During the year to 31 December 2012 the Company had received £nil (2011: £71) of interest from this account. This account has now been closed.

The Company has a related party relationship with Lloyds Banking Group plc. A number of banking transactions are entered into with Lloyds Banking Group plc in the normal course of business including loans and deposits. As at the 31 December 2012 the Company had £nil (2011: £80,438) on deposit in a corporate current account. During the year to 31 December 2012 the Company had received no interest from this account (2011: £nil).

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17. Related parties (continued)

The Company also has a related party relationship with its fellow subsidiary undertaking Horizon Resources Limited. This relationship has arisen due to the provision of funding to the Company. The loan is repayable on demand and interest is charged at Bank of England base rate. For the year ended 31 December 2012 £50,947 (2011: £49,166) was payable in respect of intercompany loan interest. As at the 31 December 2012 a total of £10,281,040 (2011: £10,168,207) was payable to Horizon Resources Limited by the Company.

The emoluments of the Directors are paid by a fellow group undertaking on behalf of the ultimate parent, Lloyds Banking Group plc, which makes no recharge to the Company.

The Directors are also directors of a number of other subsidiaries of Lloyds Banking Group plc and are also substantially engaged in the managing of their respective business areas within the Commercial Division of Lloyds Banking Group plc. Given this, it is not possible to make an accurate apportionment of Directors' emoluments in respect of the services to each of the subsidiaries. Accordingly, these financial statements include no emoluments in respect of the Directors. The total emoluments of the Directors are included in the financial statements of the ultimate parent company, Lloyds Banking Group plc.

18. Post balance sheet event

On the 14 of June 2013 the Company sold the Vision Building, Dundee to an unrelated third party for £850,000. The fair value of the asset within these financial statements was £625,000.