

**ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

**DIRECTOR'S REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2017**

THURSDAY



\*S755SAMQ\*

SCT

03/05/2018

#203

COMPANIES HOUSE

**PARTNERS  
ACCOUNTS**

## **ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

### **COMPANY INFORMATION**

**DIRECTOR** Lisa Brown (appointed 29 June 2017)

**COMPANY SECRETARY** Ian Anderson

**REGISTERED NUMBER** SC291770

**REGISTERED OFFICE** 8 West Marketgait  
Dundee  
DD1 1QN

**INDEPENDENT AUDITORS** Deloitte LLP  
110 Queen Street  
Glasgow  
G1 3BX

# **ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

## **CONTENTS**

	<b>Page</b>
<b>Director's Report</b>	<b>1 - 2</b>
<b>Independent Auditors' Report</b>	<b>3 - 5</b>
<b>Statement of Income and Retained Earnings</b>	<b>6</b>
<b>Balance Sheet</b>	<b>6</b>
<b>Notes to the Financial Statements</b>	<b>7 - 9</b>

## **ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

### **DIRECTOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2017**

The Director presents her report and the financial statements for the year ended 31 December 2017.

#### **DIRECTOR'S RESPONSIBILITIES STATEMENT**

The Director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Director to prepare financial statements for each financial year. Under that law the Director has elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the Director must not approve the financial statements unless she is 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 Director is required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Director is 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 to enable her to ensure that the financial statements comply with the Companies Act 2006. She is 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.

#### **PRINCIPAL ACTIVITY**

In previous years the principal activity of the Company has been to act as General Partner of Alliance Trust Real Estate Partners LP. The company is a wholly owned subsidiary of Alliance Trust PLC. The Company has not traded during the year or the preceding financial year.

As the LP no longer owns any properties and there is no intention of the LP owning any properties in the future it is the intention of the Director to make an application for a members' voluntary liquidation of the Company. On dissolution all remaining assets will be distributed to the shareholders.

#### **DIRECTORS**

The Directors who served during the year were:

Ramsay Urquhart (resigned 29 June 2017)  
Lisa Brown (appointed 29 June 2017)

#### **DISCLOSURE OF INFORMATION TO AUDITORS**

The Director at the time when this Director's Report is approved has confirmed that:

- so far as she is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- she has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

**ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

**DIRECTOR'S REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2017**

**AUDITORS**

The auditors, Deloitte LLP, will be proposed for reappointment for the audit of the financial statements for the year ending 31 December 2018, in accordance with section 485 of the Companies Act 2006.

**SMALL COMPANIES NOTE**

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

This report was approved by the Director and signed on her behalf.

A handwritten signature in black ink, appearing to read 'Ian Anderson', is written over a horizontal dotted line.

Ian Anderson  
Secretary

Date: 10 April 2018

## **ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

#### **Report on the audit of the financial statements**

##### **Opinion**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Alliance Trust Real Estate Partners (GP) Limited (the 'company') which comprise:

- the statement of income and retained earnings;
- the balance sheet; and
- the related notes 1 to 10.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

##### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### **Emphasis of matter – Financial statements prepared other than on a going concern basis**

We draw attention to note 1 in the financial statements, which indicates that the financial statements have been prepared on a basis other than that of a going concern. Our opinion is not modified in respect of this matter.

##### **Other information**

The director is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

## **ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

#### **Responsibilities of directors**

As explained more fully in the Director's responsibilities statement, the director is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the director determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the director is responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the director either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Use of our report**

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.

#### **Report on other legal and regulatory requirements**

##### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Director's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Director's report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Director's report.

##### **Matters on which we are required to report by exception**

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept by the company, 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 Director's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the director was not entitled to take advantage of the small companies' exemptions in preparing the Director's report and from the requirement to prepare a strategic report.

**ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

We have nothing to report in respect of these matters.

  
Andrew Partridge CA (Senior statutory auditor)  
For and on behalf of Deloitte LLP  
Statutory Auditor  
Glasgow, United Kingdom

Date: 10 April 2018



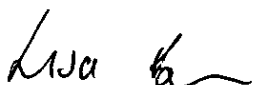
**ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED****STATEMENT OF INCOME AND RETAINED EARNINGS  
FOR THE YEAR ENDED 31 DECEMBER 2017**

The Company has not traded during the year or the preceding financial year. During these periods, the Company received no income and incurred no expenditure and therefore made neither profit nor a loss, nor has incurred any other comprehensive income.

**BALANCE SHEET  
AS AT 31 DECEMBER 2017**

	Note	2017 £	2016 £
<b>Fixed assets</b>			
Investments	4	100	100
		<u>100</u>	<u>100</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	2	2
		<u>2</u>	<u>2</u>
Creditors: amounts falling due within one year	7	(100)	(100)
		<u>(98)</u>	<u>(98)</u>
<b>Net current liabilities</b>		(98)	(98)
<b>Total assets less current liabilities</b>		<u>2</u>	<u>2</u>
<b>Net assets</b>		<u>2</u>	<u>2</u>
<b>Capital and reserves</b>			
Called up share capital		2	2
		<u>2</u>	<u>2</u>

The financial statements were approved, authorised for issue and signed by the Director on 10 April 2018.

  
.....

**Lisa Brown**

Director

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

## **ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017**

#### **1. ACCOUNTING POLICIES**

The Company is a private Company limited by shares and incorporated in Scotland under the Companies Act. The address of the registered office is provided within the Company Information page. The nature of the Company's operations and its principal activities are set out in the Director's report.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006.

*The functional currency of Alliance Trust Real Estate Partners (GP) Limited is considered to be pounds sterling because that is the currency of the primary economic environment in which the Company operates.*

The following principal accounting policies have been applied:

#### **GOING CONCERN**

The Company's business activities, together with any factors likely to affect its future development and positions, are set out above.

The Director has ceased the trading activities of the Company. Accordingly, as required by FRS 102, these financial statements have been prepared on a basis other than that of a going concern, which includes, where appropriate, writing down the Company's assets to their net realisable value. The financial statements do not include any provision for the future costs of terminating the business of the Company except to the extent that such costs were committed at the balance sheet date.

#### **INVESTMENTS**

Investments in subsidiaries are measured at cost less accumulated impairment.

#### **IMPAIRMENT OF ASSETS**

Assets, other than those measured at fair value, are assessed for indicators of impairment at each balance sheet date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss as described below.

For financial assets carried at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date.

#### **FINANCIAL INSTRUMENTS**

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

All basic financial instruments are initially measured at transaction price (including transaction costs) and subsequently at amortised cost.

## ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

#### 2. JUDGMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company's accounting policies, which are described in note 1, no significant judgments, estimates of assumptions have been made by the Director.

#### 3. AUDITORS' REMUNERATION

The auditors' remuneration of £1,300 (2016: £1,210) has been paid by Alliance Trust PLC, the ultimate parent entity. No non audit fees (2016: £Nil) were payable to Deloitte LLP in respect of services provided to the Company.

#### 4. FIXED ASSET INVESTMENT

	Investments in subsidiary companies £
<b>Cost or valuation</b>	
At 1 January 2017	100
At 31 December 2017	<u>100</u>
<b>Net book value</b>	
At 31 December 2017	<u>100</u>
At 31 December 2016	<u>100</u>

The Company has a 100% direct interest as a General Partner of Alliance Trust Real Estate Partners LP which is a limited partnership registered in Scotland and whose registered office is located at 8 West Marketgait, Dundee, DD1 1QN.

#### 5. EMPLOYEES

The company had no employees during the year under review (2016: Nil). The Directors did not receive any remuneration for the qualifying services to the Company (2016: £Nil).

#### 6. DEBTORS

	2017 £	2016 £
Amounts owed by group undertakings	<u>2</u>	<u>2</u>

## ALLIANCE TRUST REAL ESTATE PARTNERS (GP) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

#### 7. CREDITORS: amounts falling due within one year

	2017 £	2016 £
Amounts owed to group undertakings	100	100

#### 8. FINANCIAL INSTRUMENTS

	2017 £	2016 £
<b>FINANCIAL ASSETS</b>		
Financial assets that are debt instruments measured at amortised cost (see note 6)	2	2
	<u>2</u>	<u>2</u>
<b>FINANCIAL LIABILITIES</b>		
Financial liabilities measured at amortised cost (see note 7)	(100)	(100)
	<u>(100)</u>	<u>(100)</u>

#### 9. RELATED PARTY TRANSACTIONS

As a wholly owned subsidiary of Alliance Trust PLC, the Company is exempt from the requirements of s.33 of FRS 102 to disclose transactions with other members of the group.

#### 10. CONTROLLING PARTY

The ultimate parent company and controlling entity is Alliance Trust PLC, incorporated in Scotland, whose Report and Accounts may be obtained from its registered office at 8 West Marketgait, Dundee, DD1 1QN or online at [www.alliancetrust.co.uk](http://www.alliancetrust.co.uk).

**Registration No. SL005576**

**ALLIANCE TRUST REAL ESTATE  
PARTNERS (LP)**

**Report and Accounts**

**For the year ended 31 December 2017**

**L**

**Alliance Trust Real Estate Partners (LP)**  
**Report and Accounts for the year ended 31 December 2017**  
**Contents**

<b>Registered Office and Professional Advisers</b>	<b>1</b>
<b>General Partner's Report</b>	<b>2 -3</b>
<b>General Partner's Responsibilities Statement</b>	<b>4</b>
<b>Independent Auditors' Report</b>	<b>5</b>
<b>Statement of Comprehensive Income</b>	<b>7</b>
<b>Balance Sheet</b>	<b>8</b>
<b>Reconciliation of Movement in Partners' Funds</b>	<b>9</b>
<b>Cash Flow Statement</b>	<b>10</b>
<b>Notes to the Financial Statements</b>	<b>11 - 15</b>

**Alliance Trust Real Estate Partners (LP)**  
**Report and Accounts for the year ended 31 December 2017**  
**Registered Office and Professional Advisers**

**Registered Office**

8 West Marketgait  
Dundee  
DD1 1QN

**Bankers**

Royal Bank of Scotland  
Dundee Chief Office  
3 High Street  
Dundee  
DD1 9LY

**Independent Auditors**

Deloitte LLP  
110 Queen Street  
Glasgow  
G1 3BX

**General Partner**

Alliance Trust Real Estate Partners (GP) Limited  
8 West Marketgait Dundee  
DD1 1QN

**Alliance Trust Real Estate Partners (LP)**  
**Report and Accounts for the year ended 31 December 2017**  
**General Partner's Report**

The General Partner presents its report together with the accounts of the Partnership for the year ended 31 December 2017.

The General Partner's report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

**Registration**

Alliance Trust Real Estate Partners (LP) (the LP) was registered as a limited partnership in Scotland under the Limited Partnerships Act 1907 on 29 October 2005.

**Principal activity**

In previous years the principal activity of the Partnership has been to invest in Real Estate. The General Partner is Alliance Trust Real Estate Partners (GP) Limited, which is also the manager.

As the LP no longer owns any properties and there is no intention of the LP owning any properties in the future it is the intention of the General Partner to make an application to dissolve the partnership. On dissolution all remaining assets will be distributed to the Partners.

**Financial risk management objectives and policies**

The Partnership's activities expose it to a credit risk, namely the risk that a counterparty fails to discharge its obligations under a transaction, resulting in the Partnership suffering a loss.

**Restatement of prior year results**

The comparative figures in the primary statements and notes have been restated to reflect a prior period error. The details of the restatement are disclosed in note 4 to these financial statements.

**Results**

The results for the year to 31 December 2017 are shown in the income statement account on page 7.

**Auditors**

The auditors, Deloitte LLP, will be proposed for reappointment for the audit of the financial statements for the year ending 31 December 2018, in accordance with section 485 of the Companies Act 2006.

**Going concern**

The Partnership's business activities, together with any factors likely to affect its future development and position, are set out above.

The General Partner has ceased the trading activities of the LP. Accordingly, as required by FRS 102, these financial statements have been prepared on a basis other than that of a going concern which includes, where appropriate, writing down the LP's assets to their net realisable value. The financial statements do not include any provision for the future costs of terminating the business of the LP except to the extent that such costs were committed at the balance sheet date.

**Future developments**

With the sale of the last investment property Monteith House and collection of remaining cash balances completed, it is the intention of the General Partner to dissolve the Partnership in 2018 and return residual cash balances to the Partners.

**Post balance sheet events**

There have been no significant events affecting the Partnership since the year end.

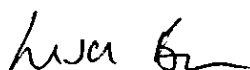


**Alliance Trust Real Estate Partners (LP)**  
**Report and Accounts for the year ended 31 December 2017**  
**General Partner's Report**

**Disclosure of information to auditors**

The General Partner at the date of approval of this General Partner's report confirms that, so far as it is aware, there is no relevant audit information of which the Partnership's auditor is unaware; and the General Partner has taken all the steps that it ought to have taken as a General Partner to make itself aware of any relevant audit information and to establish that the Partnership's auditor is aware of that information. This information is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Approved by the General Partner on 10 April 2018.



**Lisa Brown**

Director of Alliance Trust Real Estate Partners (GP) Limited as General Partner of Alliance Trust Real Estate Partners (LP).

**Alliance Trust Real Estate Partners (LP)**  
**Report and Accounts for the year ended 31 December 2017**  
**General Partner's Responsibilities Statement**

The director of the General Partner is responsible for preparing the General Partner's Report and the financial statements in accordance with applicable law and regulations.

The Partnerships (Accounts) Regulations 2008 require the General Partner to prepare financial statements for each financial year. Under that law the director of the General Partner has elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

Under company law the director of the General Partner must not approve the financial statements unless she is satisfied that they give a true and fair view of the state of affairs of the Partnership and of its profit or loss for that period. In preparing these financial statements, the director of the General Partner is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Partnership will continue in business.

The director of the General Partner is responsible for keeping adequate accounting records that are sufficient to show and explain the Partnership's transactions and disclose with reasonable accuracy at any time the financial position of the Partnership and enable her to ensure that the financial statements comply with the Partnerships (Accounts) Regulations 2008. The director has general responsibility for taking such steps as are reasonably open to her to safeguard the assets of the Partnership and to prevent and detect fraud and other irregularities.

## **Alliance Trust Real Estate Partners (LP)**

### **Report and Accounts for the year ended 31 December 2017**

#### **Independent auditor's report to the members of Alliance Trust Real Estate Partners (LP)**

##### **Report on the audit of the financial statements**

###### **Opinion**

In our opinion the financial statements:

- give a true and fair view of the state of the qualifying partnership's affairs as at 31 December 2017 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to qualifying partnerships.

We have audited the financial statements of Alliance Trust Real Estate Partners LP (the 'qualifying partnership') which comprise:

- the statement of comprehensive income;
- the balance sheet;
- the reconciliation of movement of Partners' Funds;
- the cash flow statement; and
- the related notes 1 to 11.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

###### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs(UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the qualifying partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

###### **Emphasis of matter – Financial statements prepared other than on a going concern basis**

We draw attention to note 2 in the financial statements, which indicates that the financial statements have been prepared on a basis other than that of a going concern. Our opinion is not modified in respect of this matter.

###### **Other information**

The members responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

###### **Responsibilities of General Partners**

As explained more fully in the general partners' responsibilities statement, the general partners are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

**Alliance Trust Real Estate Partners (LP)**  
**Report and Accounts for the year ended 31 December 2017**  
**Independent auditor's report to the members of Alliance Trust Real Estate Partners (LP)**

In preparing the financial statements, the general partners are responsible for assessing the qualifying partnership's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the members either intend to liquidate the qualifying partnership or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the qualifying partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied to qualifying partnerships. Our audit work has been undertaken so that we might state to the qualifying partnership'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 qualifying partnership and the qualifying partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Report on other legal and regulatory requirements**

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the general partners' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the general partners' report has been prepared in accordance with applicable legal requirements.


In the light of the knowledge and understanding of the qualifying partnership and its environment obtained in the course of the audit, we have not identified any material misstatements in the general partners' report.

**Matters on which we are required to report by exception**

Under the Companies Act 2006 as applied to qualifying partnerships we are required to report in respect of the following matters 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 members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the general partners were not entitled to prepare the financial statements in accordance with the small qualifying partnerships regime and take advantage of the small qualifying partnerships' exemptions in preparing the general partners' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

  
Andrew Partridge CA (Senior statutory  
auditor) For and on behalf of Deloitte LLP  
Statutory Auditor  
Glasgow, United Kingdom  
Date: 10 April 2018

**Alliance Trust Real Estate Partners (LP)**  
**Statement of Comprehensive Income**  
**Year Ended 31 December 2017**

	Notes	<b>Year ended 31 December 2017</b> £	<b>Year ended 31 December 2016</b> (restated) £
<b>Income</b>			
Interest receivable		10	685
<b>Expenses</b>			
Administrative expenses	5	(4,790)	(19,376)
		<hr/>	<hr/>
<b>Loss and total comprehensive loss for the financial year</b>		<b>(4,780)</b>	<b>(18,691)</b>
		<hr/>	<hr/>

All amounts are in respect of continuing operations.

The notes on pages 11 to 15 form part of these accounts.

**Alliance Trust Real Estate Partners (LP)**  
**Balance Sheet**  
**As at 31 December 2017**

	Notes	31 December 2017 £	31 December 2016 (restated) £
<b>Current assets</b>			
Debtors: Amounts falling due within 1 year	6	365	2,590
Cash at bank		101,378	104,397
		<hr/>	<hr/>
		101,743	106,987
<b>Creditors: amounts falling due in less than one year</b>	7	(15,152)	(15,616)
		<hr/>	<hr/>
<b>Net current assets</b>		86,591	91,371
		<hr/>	<hr/>
<b>Net assets</b>		86,591	91,371
		<hr/>	<hr/>
<b>Limited Partners' accounts</b>			
Capital contribution accounts	9	108	108
Loan	9	86,483	91,263
		<hr/>	<hr/>
<b>Partners' funds</b>		86,591	91,371
		<hr/>	<hr/>

The notes on pages 11 to 15 form part of these accounts.

The financial statements of Alliance Trust Real Estate Partners (LP) (Registration No: SL005576) on pages 7 to 15 were approved and signed on 10 April 2018 by:



**Lisa Brown**

Director of Alliance Trust Real Estate Partners (GP) Limited as General Partner of Alliance Trust Real Estate Partners (LP).

**Alliance Trust Real Estate Partners (LP)**  
**Reconciliation of Movement of Partners' Funds**  
**Year ended 31 December 2017**

<b>Partners' funds</b>	<b>Capital contribution account</b>	<b>Loan account</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
As at 1 January 2016	<b>108</b>	<b>109,954</b>	<b>110,062</b>
Operating loss for the year allocated to partners	-	(18,691)	(18,691)
	<hr/>	<hr/>	<hr/>
As at 1 January 2017	<b>108</b>	<b>91,263</b>	<b>91,371</b>
Operating loss for the year allocated to partners	-	(4,780)	(4,780)
	<hr/>	<hr/>	<hr/>
<b>As at 31 December 2017</b>	<b>108</b>	<b>86,483</b>	<b>86,591</b>
	<hr/>	<hr/>	<hr/>

The notes on pages 11 to 15 form part of these accounts.

**Alliance Trust Real Estate Partners (LP)**  
**Cash Flow Statement**  
**Year ended 31 December 2017**

	<b>31 December 2017</b> £	<b>31 December 2016</b> (restated) £
<b>Cash flows from operating activities</b>		
Operating loss for the financial year	(4,780)	(18,691)
<b>Adjustments for:</b>		
Decrease in debtors	2,225	182,326
Decrease in creditors	(464)	(125,297)
	<hr/>	<hr/>
<b>Net cash (used in)/ from operating activities</b>	<b>(3,019)</b>	<b>38,338</b>
<b>Cash flows from investing activities</b>	-	-
<b>Cash flows from financing activities</b>	-	-
	<hr/>	<hr/>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(3,019)</b>	<b>38,338</b>
Cash and cash equivalents at the beginning of the year	104,397	66,059
	<hr/>	<hr/>
<b>Cash and cash equivalents at the end of the year</b>	<b>101,378</b>	<b>104,397</b>
	<hr/>	<hr/>

The notes on pages 11 to 15 form part of these accounts.



**Alliance Trust Real Estate Partners (LP)**  
**Notes to the Financial Statements**  
**Year ended 31 December 2017**

**1. PARTNERSHIP AGREEMENT**

Alliance Trust Real Estate Partners was registered as a limited partnership in Scotland under the Limited Partnerships Act 1907 on 29 October 2005. The General Partner is Alliance Trust Real Estate Partners (GP) Limited. The Founder Partners were Alliance Trust PLC and The Second Alliance Trust PLC, which merged on 21 June 2006, therefore the Limited Partner is now Alliance Trust PLC. The operation of the Partnership is governed by the Partnership Agreement dated 27 October 2005.

**2. ACCOUNTING POLICIES**

The principal accounting policies are summarised below. They have been applied consistently throughout the current year and the preceding year.

**Basis of preparation of accounts**

The accounts have been prepared under Regulation 4 of the Partnerships (Accounts) Regulations 2008 in accordance with applicable UK accounting standards, and with the Partnership Agreement, as detailed in the General Partner's Report, on the historical cost basis. The financial statements have been prepared in accordance with FRS 102, the 'Financial Reporting Standard.'

The functional currency of Alliance Trust Real Estate Partners (LP) is considered to be pounds sterling because that is the currency of the primary economic environment in which the company operates.

**Going concern**

The General Partner has ceased the trading activities of the LP. Accordingly, as required by FRS 102, these financial statements have been prepared on a basis other than that of a going concern which includes, where appropriate, writing down the LP's assets to their net realisable value. The financial statements do not include any provision for the future costs of terminating the business of the LP except to the extent that such costs were committed at the balance sheet date.

**Income and expenses**

All income and expenses are accounted for on an accruals basis. Rental income received in advance is deferred and credited to the Statement of Comprehensive Income on a daily basis over the rental period.

The costs of lease incentives are recognised as a reduction in rental income and are allocated over the lease term on a straight line basis.

Service charges, receivable from tenants in relation to expenses originally incurred by the Partnership, are recorded as both income and expenses in the Statement of Comprehensive Income.

**Taxation**

As a partnership, taxable income and chargeable gains and losses are passed through to the individual partners. Accordingly, no provision for taxation is made in these accounts.

**Financial instruments**

The Partnership only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties and related parties.

All financial assets and liabilities are initially measured at transaction price (including transaction costs) and subsequently at amortised cost. Financial assets are derecognised when and only when the contractual rights to the cash flows from the financial asset expire or are settled. Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

**Alliance Trust Real Estate Partners (LP)**  
**Notes to the Financial Statements**  
**Year ended 31 December 2017**

**3. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the Partnership's accounting policies, which are described in note 2, it has not been necessary for the directors to make significant judgements, estimates or assumptions.

**4. PRIOR YEAR RESTATEMENT**

In preparation of the prior year financial statements, net proceeds from the property manager were incorrectly recognised as service charge income for the year. As the relevant balances were already accounted for as service charge income and administrative expenses during the year ended 31 December 2015, net income for the year ended 31 December 2016 was overstated. The effects of the prior period error are summarised below:

	31 December 2016
	£
<b>Statement of Comprehensive Income</b>	
Service charge income receivable	56,388
Administrative expenses	(9,585)
	<hr/>
Net overstatement of profit for the year	46,803
	<hr/>
	31 December 2016
	£
<b>Balance Sheet</b>	
Debtors	56,388
Creditors	(9,585)
	<hr/>
Net overstatement of Partners' funds	46,803
	<hr/>

The comparative figures in the primary statements and notes have been restated to reflect a prior period error.

**Alliance Trust Real Estate Partners (LP)**  
**Notes to the Financial Statements**  
**Year ended 31 December 2017**

**5. ADMINISTRATIVE EXPENSES**

	<b>Year ended 31 December 2017 £</b>	<b>Year ended 31 December 2016 (restated) £</b>
Profit is stated after charging:		
Remuneration of the auditor for audit services	<b>4,290</b>	<b>5,200</b>

The audit expense incurred by the Partnership amounted to £2,990 (2016: £3,990). The audit expenses incurred by the General Partner of £1,300 (2016: £1,210) are paid by the Partnership and are included above.

No non-audit fees (2016: £Nil) were payable to the auditor, Deloitte LLP, in respect of services provided to the Partnership.

**6. DEBTORS**

	<b>31 December 2017 £</b>	<b>31 December 2016 (restated) £</b>
Due from partners	<b>100</b>	<b>100</b>
VAT receivable	<b>265</b>	<b>1,370</b>
Other debtors	<b>-</b>	<b>1,120</b>
	<b>365</b>	<b>2,590</b>

**7. CREDITORS: AMOUNTS FALLING DUE IN LESS THAN ONE YEAR**

	<b>31 December 2017 £</b>	<b>31 December 2016 (restated) £</b>
Accruals	<b>9,415</b>	<b>9,275</b>
VAT payable	<b>5,737</b>	<b>5,155</b>
Other creditors	<b>-</b>	<b>1,186</b>
	<b>15,152</b>	<b>15,616</b>

**Alliance Trust Real Estate Partners (LP)**  
**Notes to the Financial Statements**  
**Year ended 31 December 2017**

**8. FINANCIAL INSTRUMENTS**

	31 December 2017 £	31 December 2016 (restated) £
<b>Financial assets</b>		
Cash and cash equivalents	101,378	104,397
Financial assets that are debt instruments measured at amortised cost (see note 6)	365	2,590
	<hr/> 101,743	<hr/> 106,987
<b>Financial liabilities</b>		
Financial liabilities measured at amortised cost (see note 7)	15,152	15,616
	<hr/> 15,152	<hr/> 15,616

**9. PARTNERS' FUNDS**

Partners' funds	Capital contribution account £	Loan account £	Total £
As at 1 January 2016	108	109,954	110,062
Operating loss for the year allocated to partners	-	(18,691)	(18,691)
	<hr/> 108	<hr/> 91,263	<hr/> 91,371
As at 1 January 2017	108	91,263	91,371
Operating loss for the year allocated to partners	-	(4,780)	(4,780)
	<hr/> 108	<hr/> 86,483	<hr/> 86,591
<b>As at 31 December 2017</b>	<hr/> 108	<hr/> 86,483	<hr/> 86,591

**Alliance Trust Real Estate Partners (LP)**  
**Notes to the Financial Statements**  
**Year ended 31 December 2017**

**9. PARTNERS' FUNDS (continued)**

Capital Contributions analysed as follows:

	<b>31 December 2017 £</b>	31 December 2016 (restated) £
General Partner – Alliance Trust Real Estate Partners (GP)	<b>100</b>	100
Limited Partner – Alliance Trust PLC	<b>8</b>	8
	<hr/> <b>108</b> <hr/>	<hr/> 108 <hr/>

The loan is accumulated profits which are wholly attributable to the Limited Partner.

**10. RELATED PARTY TRANSACTIONS**

As the General Partner is a wholly owned subsidiary of Alliance Trust PLC, the Company is exempt from the requirements of s.33 of FRS 102 to disclose transactions with other wholly owned members of the group.

**11. IMMEDIATE AND ULTIMATE PARENT COMPANY**

The ultimate parent undertaking and controlling party is Alliance Trust PLC incorporated in Scotland, whose Report and Accounts, may be obtained from its registered office at 8 West Marketgait, Dundee, DD1 1QN or online at [www.alliancetrust.co.uk](http://www.alliancetrust.co.uk).