Company Registration No. 03841821

Kajima Partnerships Limited

Report and Financial Statements

31 December 2011



Kajima Partnerships Limited

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Kajima Partnerships Limited

Officers and professional advisers

Directors

J M Rudd-Jones
M Uchida
H Iizawa
A Longshaw
A Yajima
N W M G Chism

Secretary

D M Hedge

Registered office

55 Baker Street
London
W1U 8EW

Bankers

Sumitomo Mitsui Banking Corporation Europe Limited

Auditor

Deloitte LLP
Chartered Accountants and Statutory Auditors
2 New Street Square
London
EC4A 3BZ

Kajima Partnerships Limited

Directors' report

The directors present their annual report on the affairs of Kajima Partnerships Limited ("the company"), together with the financial statements and auditors' report, for the year ended 31 December 2011 This directors' report has been prepared in accordance with the special provisions relating to small companies under Part 15 of the Companies Act 2006

Business review and principal activities

The company is a wholly-owned subsidiary of Kajima Estates (Europe) Limited

The company's principal activity is the development and management of commercial property and public private partnership projects in the UK

On 1 April 2011, the company, which already owned 82 5% of the ordinary shares of Brentwood Healthcare Partnerships Limited ("BHPH"), purchased the remaining 17 5% from the minority shareholders for £75,000 On the same day, the company sold its entire shareholding in BHPH, together with £2 253m of its subordinated loan notes due from that company, to a newly-formed company, Redwood Partnership Ventures 2 Limited ("RPV2") The company realised a total of £6 100m from its sales to RPV2, resulting in a capital gain of £2 796m which is covered by prior year group capital losses

Also on 1 April 2011, in order to finance RPV2's acquisition of BHPH and three further PFI investments (referred to as 'Academy Schools'), the company (25%) and its co-investor, Infrastructure Investment Limited Partnership ("IILP") (75%), subscribed £10 485m for new ordinary shares and £5 936m for subordinated loan notes in RPV2

On 9 November 2011, the company, which already owned 50% of the ordinary shares £1 432m subordinated loan notes of Hadfield Healthcare Partnership Holding Limited ("HHPH"), purchased the other 50% shareholding for £1 977m £1 432 loan notes at par from Semperian Health Projects Limited On the same day, the company sold the entire 100% shareholding holding and loan notes to RPV2 for £6 900m, resulting in a capital gain of £1 786m which again is covered by prior year group losses

Also on 9 November 2011, in order to finance RPV2's acquisition of HHPH, the company (25%) and its co-investor, Infrastructure Investment Limited Partnership ("IILP") (75%), subscribed £2 554m for new ordinary shares and £1 900m for subordinated loan notes in RPV2

Details of the company's current investments are given in Note 19

Going concern

The company meets its day to day working capital requirements principally through a borrowing facility from its ultimate UK parent company, Kajima Europe Limited As a result of market uncertainty due to the economic environment, the following are potential risks to the company

- the incidence of losses on its investments in PFI projects, and
- its failure to win any further projects or to raise the necessary senior debt to finance such projects, having incurred substantial bid costs

In respect of its PFI projects, the company maintains rolling cash flow forecasts based on the respective bank-approved financial models, which are regularly updated to reflect actual cash movements and any projected changes, these forecasts are used to monitor each project company's ability to meet its future cash commitments and ensure compliance with the bank covenants

With regard to prospective new projects, management keeps a close watch on its markets and enters into the bidding process only in cases where there is a reasonable prospect of success

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 annual report and accounts

Results and dividends

As shown in the company's profit and loss account on page 6, the company's turnover (consisting principally of commercial and PFI project management fees) has decreased by £0 046m and operating loss increased by 9 2% compared with the previous year After taking account of interest and dividends receivable, the company made a profit of £5 29m (2010 £1 73m)

Directors' report (continued)

Results and dividends (continued)

No dividend was paid in the year (2010 £nil) and the directors recommend that no final dividend be paid (2010 £nil)

The balance sheet on page 7 of the financial statements shows that the company's financial position at the year-end has improved by £5 29m in terms of its total net assets compared to the prior year

Post balance sheet event

On 28 March 2012, the company was appointed preferred bidder to develop a new Bicester Community Hospital, for Oxfordshire Primary Care Trust Construction of this £6m project is expected to commence at the end of 2012 for completion at the end of 2013

Principal risks and uncertainties

The principal risks and uncertainties facing the company are set out under 'going concern' (above)

The directors do not consider there to be any material credit or pricing risk associated with the company's fee income derived from, or sales of its shares in, its joint venture companies, as these are all subject to contractual arrangements including completion requirements where relevant

The company is not exposed to any significant currency risks, as all its loans are denominated in sterling

Directors and their interests

The current directors of the company are shown on page 1 Mr A Yasuhara resigned on 30 June 2011 and Mr H Iizawa was appointed on 6 September 2011 There have been no other changes in directorships during the year or since the year-end

None of the directors had any interests in the shares of the company or any other group company at any time during the year

Qualifying third party indemnity provisions are currently in force for the benefit of certain directors

Disclosure of information to auditor

Each of the directors at the date of approval of this report confirms that

- so far as the directors are aware, there is no relevant audit information of which the auditor is unaware, and
- the directors have taken all the steps that they ought to have taken as directors to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information

This confirmation is given and should be interpreted in accordance with the provisions of Section 418 of the Companies Act 2006

Auditor

Deloitte LLP, having expressed their willingness to continue in office, will be deemed reappointed for the next financial year in accordance with Section 487(2) of the Companies Act 2006 and, unless the company receives notice under Section 488(1) of the Act, offer themselves for reappointment as auditors in accordance with the Companies Act

By Order of the Board

D Madedge
Secretary
10 July 2012

Statement of directors' responsibilities

The directors are responsible for preparing the annual 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 elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of 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 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 are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Independent auditor's report to the members of Kajima Partnerships Limited

We have audited the financial statements of Kajima Partnerships Limited for the year ended 31 December 2011 which comprise the profit and loss account, the balance sheet and the related notes 1 to 19 The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice)

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

Respective responsibilities of directors and auditors

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

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements In addition, we read all the financial and non-financial information in the Directors' reports to identify any 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 2011 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006

Opinion on other matters 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 in preparing the directors' report

Makhan Chahal (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditors
London, United Kingdom

10 July 2012

Kajima Partnerships Limited

Profit and loss account
Year ended 31 December 2011

	Note	2011 £	2010 £
Turnover	2	3,088,924	3,134,997
Cost of sales		-	(10,994)
Gross profit		3,088,924	3,124,003
Administrative expenses		(5,607,814)	(5,430,186)
Operating loss	3	(2,518,890)	(2,306,183)
Other income	5	587,500	330,000
Net interest receivable	6	2,635,174	2,580,717
Profit on sale of investments	7	4,581,560	1,122,355
Profit on ordinary activities before taxation		5,285,344	1,726,889
Taxation	8	4,958	-
Profit on ordinary activities after taxation retained for the year	16	5,290,302	1,726,889

All results are derived from continuing operations The company had no other recognised gains or losses for the current or preceding year Accordingly, no statement of total recognised gains and losses is presented

The notes on pages 8 to 16 form part of these financial statements

Kajima Partnerships Limited

Balance sheet
31 December 2011

	Note	2011 £	2010 £
Fixed assets			
Investments	9	4,372,321	1,270,501
Tangible fixed assets	10	15,217	31,533
		4,387,538	1,302,034
Current assets			
Debtors amounts falling due after more than one year	11	27,813,561	26,536,441
Debtors amounts falling due within one year	12	1,895,491	1,414,186
Cash at bank and in hand		711,847	71,748
		30,402,899	28,022,375
Creditors: amounts falling due within one year	13	(2,341,983)	(2,148,257)
Net current assets		28,078,916	25,874,118
Total assets less current liabilities		32,466,454	27,176,152
Creditors: amounts falling due after more than one year	14	(5,250,922)	(5,250,922)
Net assets		27,215,532	21,925,230
Capital and reserves			
Called up share capital	15	100,000	100,000
Profit and loss account	16	21,825,230	21,825,230
Shareholder's funds	16	27,215,532	21,925,230

The financial statements of Kajima Partnerships Limited, registered number 03841821, were approved by the Board of Directors on 10 July 2012 and signed on its behalf by

N W M G Chism
Director

The notes on pages 8 to 16 form part of these financial statements

Kajima Partnerships Limited

Notes to the financial statements
Year ended 31 December 2011

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with applicable United Kingdom law and accounting standards The accounting policies have been applied consistently throughout the current and preceding year

Going concern

The company's business activities, together with the factors likely to affect its future development, performance and position are set out in the Directors' Report on pages 2 and 3 The Directors' Report also describes the financial position of the company, its objectives, policies and processes for managing its capital, its financial risk management objectives, and its exposure to credit risk and liquidity risk

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 annual report and accounts

Group accounts

The company is exempt from the obligation to prepare and deliver group accounts under S 400 Companies Act 2006 as it is itself a subsidiary undertaking of an EU parent and is included in the parent's consolidated accounts Since the UK parent company, Kajima Europe Limited, produces consolidated financial statements, these accounts present information about the company as an individual undertaking and not its group

Turnover

Turnover represents fee income for project management and property development services, exclusive of value added tax, and is recognised on an accruals basis

Tangible fixed assets

Tangible fixed assets are stated at cost, net of depreciation Depreciation is provided in equal annual instalments over the estimated useful lives of computer equipment at the rate of 33 3% per annum

Pre-contract costs

Costs incurred for the purpose of obtaining new contracts are written off as incurred

Investments

Investments in subsidiary companies and joint ventures are stated at cost less provision for any impairment

Related party transactions

The company is a wholly-owned subsidiary of the Kajima Europe Limited group of companies and has taken advantage of the exemption that is conferred by Financial Reporting Standard 8 (*Related Party Disclosures*) that allows it not to disclose transactions with group companies

Current taxation

Current tax is provided at amounts expected to be paid (or recovered) using tax rates and laws that have been enacted or substantively enacted by the balance sheet date

Deferred taxation

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax at a future date, at rates expected to apply when they crystallise based on current tax rates and law Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements Deferred tax assets are recognised to the extent that it is regarded as more likely than not they will be recovered Deferred tax assets and liabilities are not discounted

Notes to the financial statements
Year ended 31 December 2011

1 ACCOUNTING POLICIES (continued)

Cash flow statement

The company has taken advantage of the exemption provided under Financial Reporting Standard 1 (Revised 1996) not to provide a cash flow statement, as it is a wholly-owned subsidiary undertaking

2. TURNOVER

Turnover, which represents fee income for project management and property development services, was wholly derived from the UK

3. OPERATING LOSS

This is stated after charging	2011 £	2010 £
Fees payable to the company's auditor and his associates		
For the audit of the annual accounts	32,000	32,000
Non-audit services – taxation	15,000	15,000
Total fees	47,000	47,000
Depreciation	18,815	26,693
Abortive bid costs	689,961	1,215,131

4 INFORMATION REGARDING DIRECTORS AND EMPLOYEES

	2011 £	2010 £
Directors' remuneration		
Emoluments	464,500	448,750
Pension contributions	49,562	77,250
	514,062	526,000
Highest paid director		
Emoluments	234,500	230,000
Pension contributions	30,000	27,000
	264,500	257,000
Employee costs (including directors) during the year		
Wages and salaries	2,524,733	2,315,552
Social security costs	303,208	261,777
Other pension costs	309,208	214,173
	3,137,149	2,791,502
Average number of persons including directors employed		
Administration	14	11
Project management	26	24
	40	35

Notes to the financial statements
Year ended 31 December 2011

5. OTHER INCOME

Other income comprises of dividends received from the following joint venture undertakings

Joint venture undertakings	2011 £	2010 £
Redwood Partnership Ventures Limited	550,000	180,000
Hadfield Healthcare Partnerships Holding Limited ("HHPH")	37,500	150,000
	587,500	330,000

The company sold its 50% shareholding in HHPH to Redwood Partnership Ventures 2 Limited on 9 November 2011 (Note 7)

6. NET INTEREST RECEIVABLE

	2011 £	2010 £
Interest receivable		
Subordinated loans (Note 10)	2,655,534	2,608,558
Bank	142	84
	2,655,676	2,608,642
Interest payable		
UK parent company	(20,502)	(27,925)
Net interest receivable	2,635,174	2,580,717

7. PROFIT ON SALE OF INVESTMENTS

	2011 £	2010 £
Kajima Newcastle Libraries Holding Limited	-	1,122,355
Brentwood Healthcare Partnership Holding Limited ("BHPH")	2,796,058	-
Hadfield Healthcare Partnerships Holding Limited ("HHPH")	1,785,502	-
	4,581,560	1,122,355

On 1 April 2011, the company, which already owned 82 5% of the ordinary shares of Brentwood Healthcare Partnerships Limited ("BHPH"), purchased the remaining 17 5% from the minority shareholders for £75,000 On the same day, the company sold its entire shareholding in BHPH, together with £2 253m of its subordinated loan notes due from that company, to a newly-formed company, Redwood Partnership Ventures 2 Limited ("RPV2"). The company realised a total of £6 100m from its sales to RPV2, resulting in a capital gain of £2 796m which is covered by prior year group capital losses

On 9 November 2011, the company, which already owned 50% of the ordinary shares together with £1 432m subordinated loan notes of Hadfield Healthcare Partnership Holding Limited ("HHPH"), purchased the other 50% shareholding for £1 977m and the £1 432m balance of loan notes at par from Semperian Health Projects Limited On the same day, the company sold the entire 100% shareholding holding and loan notes to RPV2 for £6 900m, resulting in a capital gain of £1 786m which again is covered by prior year group capital losses

Notes to the financial statements
Year ended 31 December 2011

8. TAXATION

(a) Tax credit for the year

	2011 £	2010 £
Current tax		
Payment for group relief received in respect of prior year	4,958	-
Deferred tax	-	-
	4,958	-

(b) Factors affecting tax charge for the year

The current tax charge for the year is lower than the standard rate of corporation tax in the UK The differences are explained below

	2011 £	2010 £
Profit on ordinary activities before tax	5,285,344	1,726,889
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 26 5% (2010 28%)	(1,400,616)	(483,529)
Effects of		
Income not taxable	155,688	92,400
Depreciation in excess of capital allowances	(4,986)	(7,474)
Expenses not deductible for tax purposes	(5,508)	(12,538)
Utilisation of prior year losses		314,260
Transfer pricing adjustment	1,217	(4,263)
Group relief claimed for nil consideration	1,254,205	101,144
Adjustment in respect of prior year	4,958	-
Current tax credit for the year	4,958	-

(c) Deferred taxation

No provision has been made for deferred tax assets of £76,364 (2010 £85,528) in respect of tax losses, £40,720 (2010 (£38,774)) in respect of accelerated capital allowances and £1,202,293 (2010 £1,346,568) in respect of other timing differences, as recoverability in the short term is uncertain

Under UK GAAP, deferred tax is calculated at the tax rate that has been enacted or substantively enacted at the balance sheet date Legislation was passed in July 2011 to reduce the main rate of UK corporation tax from 26% to 25% from 1 April 2012 Hence the tax rate of 25% has been applied in the calculation of deferred tax

The 2012 budget (delivered on 21 March 2012) announced a further reduction of 1% to the UK corporation tax rate, meaning the rate will be 24% effective from 1 April 2012 The Government has announced that it intends to introduce further reductions to the main tax rate, with the rate falling by 1% each year down to 22% by 1 April 2014 These further reductions to the tax rate have not been substantively enacted at the balance sheet date and are therefore not reflected in these financial statements

Notes to the financial statements
Year ended 31 December 2011

9 FIXED ASSETS - INVESTMENTS

	Shares in joint venture undertakings £
Cost and net book value	
At 1 January 2011	1,270,501
Disposals (Note 7)	(158,000)
Additions (Note 7)	3,259,820
At 31 December 2011	4,372,321
Comprising	
Children's Ark Partnerships Holdings Limited	135,000
Redwood Partnership Ventures Limited	962,501
Redwood Partnership Ventures 2 Limited	3,259,820
Clinicenta (Hertfordshire) Limited	15,000
	4,372,321

On 1 April 2011, in order to finance RPV2's acquisition of BHPH (Note 7) and three further PFI investments (referred to as 'Academy Schools'), the company (25%) and its co-investor, Infrastructure Investment Limited Partnership ("IILP") (75%), subscribed £10 485m for new ordinary shares and £5 936m for subordinated loan notes in RPV2

On 9 November 2011, in order to finance RPV2's acquisition of HHPH (Note 7), the company (25%) and its co-investor, Infrastructure Investment Limited Partnership ("IILP") (75%), subscribed £2 554m for new ordinary shares and £1 900m for subordinated loan notes in RPV2

All the above companies are joint ventures principally involved in the UK Government's Private Finance Initiative ("PFI") and are registered and incorporated in the UK A list of the company's current UK PFI projects is provided in Note 19

10. TANGIBLE FIXED ASSETS

	Computer equipment £
Cost	
At 1 January 2011	111,000
Additions	2,499
At 31 December 2011	113,499
Depreciation	
At 1 January 2011	79,467
Charge for the year	18,815
At 31 December 2011	98,282
Net book value	
At 31 December 2011	15,217
At 31 December 2010	31,533

Notes to the financial statements
Year ended 31 December 2011

11. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Interest rate	2011 £	2010 £
Subordinated loans due from joint venture undertakings			
Ealing Schools Partnerships Holdings Limited	*13 00%*	1,080,442	1,080,442
Kajima North Tyneside Holdings Limited	*12 00%*	1,210,236	1,210,236
Wooldale Partnerships Holdings Limited	*12 60%*	590,806	590,806
Kajima Haverstock Holding Limited	*12 50%*	908,337	908,337
Bootle Accommodation Partnership Holding Limited	*12 50%*	1,791,130	1,791,130
Kajima Darlington Schools Holding Limited	*12 25%*	1,489,296	1,489,296
Hadfield Healthcare Partnerships Holding Limited	*12 50%*	592,526	1,538,841
Children's Ark Partnerships Holding Limited	*12 50%*	5,060,573	5,060,572
Brentwood Healthcare Partnership Holding Limited	*12 50%*	567,329	2,891,314
Kajima Newcastle Libraries Limited	*12 00%*	1,625,188	1,782,516
Redwood Partnerships Ventures Limited	*12 0 – 13 0%*	2,941,967	2,942,029
Redwood Partnerships Ventures 2 Limited	*9 75%*	2,509,738	-
Academy Services (Norwich) Limited	*13 00%*	657,948	-
Academy Services (Oldham) Limited	*13 00%*	1,043,048	-
Academy Services (Sheffield) Limited	*13 00%*	494,075	-
		22,562,639	21,285,519
Amount due from UK parent undertaking	*Nil*	5,250,922	5,250,922
		27,813,561	26,536,441

Recovery of the subordinated loans due will be from 2011 to 2037 These loans are on identical terms to subordinated loans of the same amounts by the above companies to their respective subsidiaries

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2011 £	2010 £
Trade debtors	25,307	204,428
Amounts owed by parent undertaking	5,972	-
Amounts owed by fellow subsidiary undertakings	1,627,968	967,668
Amounts owed by joint venture undertakings	93,483	126,794
Prepayments and accrued income	133,425	111,063
Other debtors	9,336	4,233
	1,895,491	1,414,186

Notes to the financial statements
Year ended 31 December 2011

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2011 £	2010 £
Trade creditors	150,961	222,500
Amounts owed to UK parent undertaking	354,838	646,211
Amounts owed to fellow subsidiary undertakings	473,283	737,601
Amounts owed to joint venture undertakings	-	10,451
Other creditors	41,650	27,291
Other taxes and social security	92,139	81,432
Accruals and deferred income	1,229,112	422,771
	2,341,983	2,148,257

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2011 £	2010 £
Loan from UK parent undertaking (unsecured)	5,250,922	5,250,922

The loan is interest-free and is not repayable within one year of the balance sheet date

15. CALLED UP SHARE CAPITAL

Allotted, called up and fully paid	2011 £	2008 £
100,000 ordinary shares of £1 each	100,000	100,000

16. MOVEMENTS ON RESERVES AND RECONCILIATION OF MOVEMENTS IN SHAREHOLDER'S FUNDS

	Share capital £	Profit and loss account £	Total £
At 1 January 2011	100,000	21,825,230	21,925,230
Profit for the year	-	5,290,302	5,290,302
At 31 December 2011	100,000	27,115,532	27,215,532

Notes to the financial statements
Year ended 31 December 2011

17. RELATED PARTY TRANSACTIONS

During the year, the company carried out a number of transactions with related parties in the normal course of business on an arm's length basis The names of the related parties and the total value of the transactions are shown below

	2011		2010	
	Value of transactions	Receivable/ (payable) at year-end	Value of transactions	Receivable/ (payable) at year-end
	£	£	£	£
Ealing Schools Partnerships Limited	180,364	12,927	210,708	19,247
Ealing Schools Partnerships Holdings Limited	136,746	1,080,442	136,001	1,080,442
Kajima North Tyneside Limited	128,712	-	126,571	2,949
Kajima North Tyneside Holdings Limited	141,737	1,210,236	141,083	1,210,236
Wooldale Partnerships Limited	176,527	14,541	195,264	20,768
Wooldale Partnerships Holdings Limited	72,150	590,806	72,135	590,806
Bootle Accommodation Partnership Limited	260,372	28,613	259,544	3,654
Bootle Accommodation Partnership Holding Limited	218,242	1,791,130	217,065	1,791,130
Kajima Haverstock Limited	172,180	24,044	183,283	22,522
Kajima Haverstock Holding Limited	108,989	908,337	108,989	908,337
Children's Ark Partnerships Limited	92,759	-	121,330	2,949
Children's Ark Partnerships Holdings Limited	613,250	5,060,572	613,250	5,060,572
Kajima Darlington Schools Limited	175,278	13,605	196,113	17,981
Kajima Darlington Schools Holding Limited	177,459	1,489,296	176,974	1,489,296
Hadfield Healthcare Partnerships Limited	107,411	-	122,219	(10,451)
Hadfield Healthcare Partnerships Holding Limited	154,222	592,526	186,991	1,538,841
Brentwood Healthcare Partnership Limited	70,688	737	94,060	2,949
Brentwood Healthcare Partnership Holding Limited	138,192	567,329	350,375	2,891,314
Kajima Newcastle Libraries Limited	117,000	-	67,143	1,311
Kajima Newcastle Libraries Holding Limited	194,948	1,625,188	256,173	1,781,515
Redwood Partnership Ventures Limited ("RPVL")	410,544	2,940,985	431,915	2,975,802
Redwood Partnership Ventures 2 Limited	171,721	2,509,738	-	-
Academy Services (Norwich) Limited	92,948	657,948	-	-
Academy Services (Oldham) Limited	128,047	1,043,048	-	-
Academy Services (Sheffield) Limited	79,075	494,075	-	-

All the above amounts have arisen from transactions in the normal course of business No amounts due from related parties have been provided for or written off as bad debts

The nature of the transactions is as follows

- Holding companies interest receivable on subordinated loans
- Project companies and RPVL management fees receivable, recharge of salaries and insurance premiums

Transactions with other group companies are covered by the exemption that is conferred by Financial Reporting Standard 8, Related Party Disclosures that allows the company not to disclose transactions with group companies

Notes to the financial statements
Year ended 31 December 2011

18. CURRENT PROJECTS

The company now holds investments in ten single purpose project companies via intermediate holding companies as follows

Name	Client	Sector	Percentage holding	Financial close date	Stage
Kajima North Tyneside Limited	North Tyneside Council	Education	50% *	December 2002	Operation
Ealing Schools Partnerships Limited	London Borough of Ealing	Education	50% *	December 2002	Operation
Wooldale Partnerships Limited	Northampton Borough Council	Education	50% *	March 2003	Operation
Bootle Accommodation Partnership Limited	Health & Safety Executive	Office accommodation	50% *	October 2003	Operation
Kajima Haverstock Limited	London Borough of Camden	Education	50% *	October 2003	Operation
Kajima Darlington Schools Limited	Darlington Borough Council	Education	50% *	March 2004	Operation
Children's Ark Partnerships Limited	Brighton Health Care NHS Trust	Health	75%	June 2004	Operation
Kajima Newcastle Libraries Limited	Newcastle City Council	Education	50% *	June 2007	Operation
Brentwood Healthcare Partnership Limited	South West Essex Primary Care Trust	Health	25% **	June 2006	Operation
Hadfield Healthcare Partnership Limited	Sheffield Teaching Hospitals NHS Foundation Trust	Health	25% **	November 2004	Operation
Academy Services (Norwich) Limited	Norfolk County Council	Education	25% **	March 2006	Operation
Academy Services (Oldham) Limited	Oldham Metropolitan Borough Council	Education	25% **	May 2006	Operation
Academy Services (Sheffield) Limited	Sheffield City Council	Education	25% **	April 2005	Operation
Clinicenta (Hertfordshire) Limited	Secretary of State for Health	Health	50%	April 2007	Construction

* These investments are held through the company's shareholding in Redwood Partnership Ventures Limited

** These investments are held through the company's shareholding in Redwood Partnership Ventures 2 Limited

The company is currently pursuing further PFI projects in all the above and related sectors

19. ULTIMATE AND IMMEDIATE PARENT COMPANY

The company's ultimate controlling entity, ultimate parent company and parent company of the largest group of which the company is a member and for which group financial statements are prepared is Kajima Corporation, a company incorporated in Japan Copies of the group financial statements of Kajima Corporation are available from 2-7 Motoakasaka 1-chome, Minato-ku, Tokyo 107-8388 Japan

The company's immediate parent is Kajima Estates (Europe) Limited, a company incorporated in Great Britain The smallest group of which the company is a member and for which group financial statements are prepared is Kajima Europe Limited, also incorporated in Great Britain Copies of the group financial statements are available from the registered office