

CRISTOBAL ESTATES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE
YEAR ENDED 31 DECEMBER 2008

COMPANY REGISTRATION NUMBER 1138461



CRISTOBAL ESTATES LIMITED
FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2008

CONTENTS	PAGE
The directors' report	1
Profit and loss account	3
Balance sheet	4
Notes to the financial statements	5
The following pages do not form part of the financial statements	
Chartered accountants' report to the board of directors	10
Property Revenue Account - Summary	11
Schedule of Administrative Expenses	12

CRISTOBAL ESTATES LIMITED

THE DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2008

The directors present their report and the unaudited financial statements of the company for the year ended 31 December 2008.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company is property trading which has remained unchanged during the year and no change is envisaged in the immediate future.

DIVIDEND

The directors do not recommend the payment of a dividend for the year under review (2007: £Nil).

PROPERTIES

The directors have carefully reviewed the company's properties held for trading and they are satisfied that, despite the economic downturn, they have a value at least equal to the figure at which they are included in the Balance Sheet at 31 December 2008.

DIRECTORS

The directors who served the company during the year were as follows:

B S E Freshwater

I M Katz

The Articles of Association of the company do not require the directors to retire by rotation.

Neither director has a service contract, nor do they receive any emoluments from the company.

DIRECTORS' INTERESTS

Day-to-day management of the company's properties is carried out by Highdorn Co. Limited, a company in which Mr B S E Freshwater, a director of this company, is also a director and in which he has a non-beneficial interest in its share capital.

DONATIONS

During the year the company made no charitable donation nor political contribution (2007: £Nil).

CRISTOBAL ESTATES LIMITED
THE DIRECTORS' REPORT *(continued)*
YEAR ENDED 31 DECEMBER 2008

SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

Registered office:
Freshwater House
158-162 Shaftesbury Avenue
London
WC2H 8HR

Signed by order of the directors

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.

M R M JENNER F.C.I.S
Company Secretary

Approved by the directors on 14 October 2009

CRISTOBAL ESTATES LIMITED
PROFIT AND LOSS ACCOUNT
YEAR ENDED 31 DECEMBER 2008

	Note	2008 £	2007 £
Surplus on Sale of Properties	2	14,998	—
Net Rental Income	2	64,691	90,518
Administrative Expenses		<u>3,752</u>	<u>3,525</u>
OPERATING PROFIT	3	75,937	86,993
Interest Receivable and Similar Income		586	1,536
Interest Payable and Similar Charges		<u>(51,018)</u>	<u>(51,018)</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		25,505	37,511
PROFIT FOR THE FINANCIAL YEAR		25,505	37,511
Balance Brought Forward		<u>(5,708,292)</u>	<u>(5,745,803)</u>
Balance Carried Forward		<u>(5,682,787)</u>	<u>(5,708,292)</u>

The notes on pages 5 to 8 form part of these financial statements.

CRISTOBAL ESTATES LIMITED

BALANCE SHEET

31 DECEMBER 2008

	Note	2008 £	£	2007 £	£
FIXED ASSETS					
Investments	4		1		1
CURRENT ASSETS					
Stocks		764,118		764,118	
Debtors	5	61,499		68,611	
		<u>825,617</u>		<u>832,729</u>	
CREDITORS: Amounts falling due within one year	6	<u>6,508,403</u>		<u>6,541,020</u>	
NET CURRENT LIABILITIES			<u>(5,682,786)</u>		<u>(5,708,291)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(5,682,785)</u>		<u>(5,708,290)</u>
CAPITAL AND RESERVES					
Called-Up Equity Share Capital	7		2		2
Profit and Loss Account			<u>(5,682,787)</u>		<u>(5,708,292)</u>
DEFICIT			<u>(5,682,785)</u>		<u>(5,708,290)</u>

The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 1985 (the Act) relating to the audit of the financial statements for the year by virtue of section 249A(1), and that no member or members have requested an audit pursuant to section 249B(2) of the Act.

The directors acknowledge their responsibilities for:

- (i) ensuring that the company keeps proper accounting records which comply with section 221 of the Act, and
- (ii) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective January 2007).

These financial statements were approved by the directors and authorised for issue on 14 October, 2009 and are signed on their behalf by:


B S E FRESHWATER
 Director

Company Registration Number: 1138461

The notes on pages 5 to 8 form part of these financial statements.

CRISTOBAL ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2008

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Cash flow statement

The Company is exempted from the requirement to prepare a Cash Flow Statement (in accordance with Financial Reporting Standard No: 1) on the basis of its being a "small company" as defined by Section 247, Companies Act 1985.

Acquisitions and disposals of properties

Acquisitions and disposals are considered to have taken place at the date of legal completion and are included in the financial statements accordingly.

Stocks

Stocks represent properties held for trading and are stated at the lower of cost and net realisable value.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

2. TURNOVER

The turnover of the company is represented by the proceeds from sales and lease extensions of properties held for trading purposes coupled with rents and charges receivable in respect of those properties.

The net rental income is comprised as follows:

	2008 £	2007 £
Rents and charges receivable	157,659	165,173
Property outgoing	(92,968)	(74,655)
Net Rental Income	<u>64,691</u>	<u>90,518</u>

CRISTOBAL ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2008

3. OPERATING PROFIT

Operating profit is stated after crediting:

	2008	2007
	£	£
Directors' emoluments	<u>—</u>	<u>—</u>

4. INVESTMENTS

Investment in Subsidiary undertaking

COST

At 1 January 2008 and 31 December 2008

£
1

NET BOOK VALUE

At 31 December 2008 and 31 December 2007

1

The company owns the whole of the issued share capital of Cristobal (PF) Limited, a company incorporated in England & Wales. A summary of the unaudited results for the year ended 31 December 2008 is as follows:

	2008	2007
	£	£
Aggregate Capital and Reserves	<u>(274)</u>	<u>(274)</u>

Under the provision of the Section 248 of the Companies Act 1985 the company is exempt from preparing Consolidated Accounts and has not done so. Therefore the Accounts show information about the company as an individual entity.

5. DEBTORS

	2008	2007
	£	£
Trade debtors	36,069	45,056
Other debtors	<u>25,430</u>	<u>23,555</u>
	<u>61,499</u>	<u>68,611</u>

Other debtors include a management balance of £15,846 (2007: £Nil) due from Highdorn Co. Limited, a company referred to in note 8.

CRISTOBAL ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2008

6. CREDITORS: Amounts falling due within one year

	2008	2007
	£	£
Trade creditors	24,433	15,672
Other creditors	6,483,970	6,525,348
	<u>6,508,403</u>	<u>6,541,020</u>

Included in other creditors are amounts due to companies in which Mr B S E Freshwater, a director of this company, is also a director or governor and in certain of which he has either a beneficial or a non-beneficial interest. Included therein is an interest-free amount of £1,156,675 (2007: £1,156,675) due to Henry Davies Developments Limited, which was previously interest bearing and which is effectively repayable on demand. At the Balance Sheet date, interest of £4,195,367 (2007: £4,195,367) in respect of this loan was accrued and unpaid.

Also included in other creditors is an amount of £637,731 (2007: £637,731) due to Highdorn Co. Limited, a company referred to in note 8, which bears interest at variable rates and is effectively repayable on demand.

7. SHARE CAPITAL

Authorised share capital:

	2008	2007
	£	£
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Allotted, called up and fully paid:

	2008		2007
	No	£	No
Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>

8. DIRECTORS' INTERESTS IN CONTRACTS

Day to day management of the company's properties held for trading is carried out by Highdorn Co. Limited, a company in which Mr B S E Freshwater, a director of this company, is also a director and in which he has a non-beneficial interest in its share capital.

During the year £13,936 (2007: £11,775) including VAT, was paid to Highdorn Co. Limited for the full range of management and administrative services which were charged for at normal commercial rates.

9. CHARGES AND GUARANTEES

One of the company's trading properties with a book value at 31 December 2008 of £646,484 (2007: £646,484) is charged as part security for loan facilities granted to the company by Highdorn Co. Limited, a company connected with one of the directors, which at 31 December 2008 amounted to £637,731 (2007: £637,731).

CRISTOBAL ESTATES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2008

10. CONTROLLING PARTY

The company is controlled by Mr I M Katz, a director of the company, together with the Estate of Mr P Pizer.

11. GOING CONCERN

The Financial Statements have been prepared on the basis of accounting principles appropriate to a going concern, this being dependent primarily on the continued provision of financial support by the company's principal loan creditor referred to in Note 6.

CRISTOBAL ESTATES LIMITED
MANAGEMENT INFORMATION
YEAR ENDED 31 DECEMBER 2008

The following pages do not form part of the statutory financial statements.

CRISTOBAL ESTATES LIMITED
CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF
DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF
CRISTOBAL ESTATES LIMITED
YEAR ENDED 31 DECEMBER 2008

In accordance with our terms of engagement, and in order to assist you to fulfil your duties under the Companies Act 1985, we have compiled the financial statements of the company set out on pages 3 to 8 from the accounting records and information and explanations you have given to us.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England and Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet as at 31 December 2008 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 1985. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



COHEN ARNOLD
Chartered Accountants

New Burlington House
1075 Finchley Road
London
NW11 0PU

14 October 2009

Cristobal Estates Limited**PROPERTY REVENUE ACCOUNTS - SUMMARY
YEAR ENDED 31 DECEMBER 2008**

	2008		2007	
	£	£	£	£
Rents and other similar charges		157,659		165,173
Less: Property Outgoings				
General and water rates	3,838		3,267	
Insurance	12,674		8,939	
Repairs and renewals	25,414		26,197	
Legal and professional	9,383		(1,320)	
Light and heat	11,949		9,287	
Porterage and cleaning	17,375		16,510	
Management expenses	10,046		10,562	
Letting commission	2,289		1,213	
		(92,968)		(74,655)
NET RENTAL INCOME		<u>64,691</u>		<u>90,518</u>

This page does not form part of the statutory accounts

Cristobal Estates Limited

**SCHEDULE OF ADMINISTRATIVE EXPENSES
YEAR ENDED 31 DECEMBER 2008**

	2008		2007	
	£	£	£	£
Accountancy fees	3,752		3,525	
	<hr/>		<hr/>	
TOTAL ADMINISTRATIVE EXPENSES		<u>3,752</u>		<u>3,525</u>

This page does not form part of the statutory accounts