

**Ballymore Properties Limited**  
*(incorporated in the United Kingdom)*

**Directors' report and  
financial statements**

**For the year ended 31 March 2006**

*Registered number: 02260505*

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# Ballymore Properties Limited

## Directors' report and financial statements

<i>Contents</i>	<i>Page</i>
Directors and other information	1
Directors' report	2
Statement of directors' responsibilities	4
Independent auditor's report	5
Statement of accounting policies	7
Profit and loss account	9
Statement of total recognised gains and losses	10
Balance sheet	11
Notes forming part of the financial statements	12

# Ballymore Properties Limited

## Directors and other information

<b>Directors</b>	S. Mulryan (Chairman) B. Fagan R. Hardy D. Badger P. Bacon T. Farrow (appointed 29 March 2006)
<b>Secretary</b>	B. Fagan
<b>Registered office</b>	St. Johns House 5 South Parade Summertown Oxford OX2 7JL
<b>Registered number</b>	02260505
<b>Bankers</b>	Allied Irish Bank (GB) North Finchley Branch 1136 High Road London N20 0RA  Anglo Irish Bank Corp 10 Old Jewry London EC2 8DN  Tatra Bank Hodzovo Namestie 3 Bratislava 81349 Slovakia
<b>Auditor</b>	KPMG Chartered Accountants 1 Stokes Place St. Stephen's Green Dublin 2
<b>Solicitors</b>	Howard Kennedy Harcourt House 19 Cavendish Square London W1A 2AW

# Ballymore Properties Limited

## Directors' report

The directors present their annual report and audited financial statements for the year ended 31 March 2006.

## Principal activity and review of the business

The principal activities of the company throughout the year were property development and investment. There has been no significant change in those activities during the year.

## Results, review of the business and dividend

A summary of the results of the trading for the year is given on page 9 of the financial statements. The profit for the year was £6,179,000 (2005: £17,544,000).

The directors do not recommend the payment of a dividend.

## Future developments

The directors expect the general level of activity to continue for the foreseeable future.

## Directors, secretary and their interests

The directors and secretary who held office during the year are listed on page 1. Mr. T. Farrow was appointed as a director on 29 March 2006.

The directors serving at year end, who held beneficial interests in the issued share capital of group companies were as follows:

Name of director		Ordinary shares	
		31 March 2006 €1 each	31 March 2005 €1 each
S. Mulryan	<b>Ballymore Properties</b> (incorporated in Ireland)	<u>12,935</u>	<u>12,935</u>

## Political and charitable contributions

The company made no political contributions during the year. The company made charitable contributions of £468,790 (2005: £193,469) during the year.

## Fixed assets

In the opinion of the directors, there is no material difference between the market value of the land and buildings of the company included in fixed assets and the book values of these assets at 31 March 2006.



## Ballymore Properties Limited

### Directors' report *(continued)*

#### **Post balance sheet events**

There have been no material events since the balance sheet date.

#### **Auditor**

In accordance with Section 384 of the Companies Act, 1985, a resolution for the re-appointment of KPMG as auditor of the company is to be proposed at the forthcoming Annual General Meeting.

By order of the board

Brian Fagan  
Director

A handwritten signature in black ink, appearing to read 'B Fagan', written over the printed name of the director.

19 June 2006

# Ballymore Properties Limited

## Statement of directors' responsibilities

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

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors have elected to prepare the financial statements in accordance with UK Accounting Standards.

The financial statements are required by law to 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:

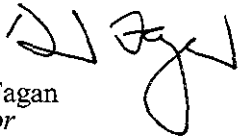
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that its financial statements comply with the Companies Act, 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The directors are also responsible for preparing a directors' report that complies with the Companies Act, 1985.

On behalf of the board

Brian Fagan  
Director



19 June 2006



**KPMG**  
**Chartered Accountants**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
Ireland

## Independent auditor's report to the members of Ballymore Properties Limited

We have audited the financial statements of Ballymore Properties Limited for the year ended 31 March 2006 which comprise the profit and loss account, statement of total recognised gains and losses, balance sheet and the related notes. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act, 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

### Respective responsibilities of directors and auditor

As described in the statement of directors' responsibilities on page 4, the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act, 1985. We also report to you if, in our opinion, the directors' report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the directors' report and consider implications for our report if we become aware of any apparent misstatements within it.

**Independent auditor's report to the members of Ballymore Properties Limited**  
*(continued)*

**Basis of audit opinion**


We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

**Opinion**

In our opinion the financial statements:

- give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 March 2006 and of its profit for the year then ended; and
- have been properly prepared in accordance with the Companies Act, 1985.

  
Chartered Accountants  
Registered Auditor

27 June 2006



# Ballymore Properties Limited

## Statement of accounting policies

*for the year ended 31 March 2006*

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

### **Basis of preparation**

The financial statements are prepared in accordance with generally accepted accounting principles under the historical cost convention, as modified to include the revaluation of investment properties, and comply with financial reporting standards of the Accounting Standards Board.

### **Consolidation**

The company has taken advantage of the exemption under S228 (2) of the Companies Act 1985, not to prepare consolidated financial statements. The parent company is Ballymore Properties Holdings Limited, a company incorporated in England and Wales which prepares consolidated financial statements.

### **Turnover**

Turnover, which is stated net of VAT, represents the net invoiced value of development and residential sales contracts completed together with contracting income, rental income and property management fees on an accruals basis. Turnover is attributable to the principal activity of the company, which is continuing, and is earned entirely within the United Kingdom.

### **Tangible fixed assets and depreciation**

#### *Investment properties*

Investment properties are stated on the basis of open market value as defined by the Royal Institution of Chartered Surveyors. Investment properties are valued annually. Surpluses and deficits on valuation are taken directly to the revaluation reserve except for permanent deficits or their reversal which, on an individual property basis, are taken to the profit and loss account.

Profits and losses on the sale of investment properties included in the profit and loss account are calculated as the difference between the net sales proceeds and the carrying value.

No depreciation or amortisation is provided against investment properties which may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. These properties are not however held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary, in the directors' opinion, for the financial statements to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

#### *Other tangible fixed assets*

Other tangible fixed assets are stated at cost less accumulated depreciation. No depreciation is provided on freehold land.

The charge for depreciation is calculated using the straight line method at rates estimated to charge to the profit and loss account the cost of each asset less its residual value over its estimated useful life. The following rates have been applied:

Freehold buildings	- 2% per annum
Office furniture and equipment	- 15% per annum
Motor vehicles	- 25% per annum
Computer equipment	- 50% per annum

# Ballymore Properties Limited

## Statement of accounting policies *(continued)* *for the year ended 31 March 2006*

### **Leased assets**

#### *Operating leases*

Operating lease rentals are charged to the profit and loss account on a straight line basis over the lease term.

### **Financial fixed assets**

Investments in subsidiary and associated undertakings are shown at cost less provisions for impairment in value.

### **Quoted investments**

Investments are stated at the lower of cost and market value.

### **Taxation**

Taxation is provided on taxable profits arising at current rates.

Deferred taxation is accounted for, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date except as otherwise required by FRS 19 'Deferred Tax'. Provision is made at the tax rates which are expected to apply in the periods in which the timing differences reverse. Deferred tax assets are recognised only to the extent that it is considered more likely than not they will be recovered.

### **Interest payable**

Interest payable, which has not been capitalised, is charged to the profit and loss account in the financial year in which it is incurred.

### **Stocks**

#### *Development properties*

Development properties are properties acquired for future development and properties on which only initial development has commenced. These are stated at the lower of cost and net realisable value. Net realisable value is defined as the current selling price of the completed developments less all further costs to completion as estimated by the directors.

#### *Properties held for resale*

Properties held for resale, on which no further development is required, are stated at the lower of cost and net realisable value. Net realisable value is defined as the current selling price less all further costs to completion as estimated by the directors.

### **Foreign currencies**

Transactions in foreign currencies are recorded at the rate ruling at the date of the transactions or at a contracted rate. The resulting monetary assets and liabilities are translated at the rate on the balance sheet date or the contracted rate and any exchange differences are dealt with in the profit and loss account.

# Ballymore Properties Limited

## Profit and loss account for the year ended 31 March 2006

	<i>Note</i>	<b>Year ended 31 March 2006 £'000</b>	<b>Year ended 31 March 2005 £'000</b>
<b>Turnover - continuing operations</b>	<i>1</i>	<b>63,180</b>	83,154
Cost of sales		(44,814)	(45,530)
<b>Gross profit</b>		<b>18,366</b>	37,624
Administrative expenses		(9,596)	(15,624)
Other operating income		237	68
<b>Operating profit - continuing operations</b>		<b>9,007</b>	22,068
Exceptional item		-	(694)
<b>Profit on ordinary activities before interest</b>		<b>9,007</b>	21,374
Interest receivable and similar income	<i>2</i>	1,174	1,898
Interest payable and similar charges	<i>3</i>	(2,564)	(963)
<b>Profit on ordinary activities before taxation</b>	<i>4</i>	<b>7,617</b>	22,309
Tax on profit on ordinary activities	<i>5</i>	(1,438)	(4,765)
<b>Profit on ordinary activities after taxation</b>	<i>17</i>	<b>6,179</b>	17,544

## Ballymore Properties Limited

### Statement of total recognised gains and losses *for the year ended 31 March 2006*

	Year ended 31 March 2006 £'000	Year ended 31 March 2005 £'000
<b>Profit for the financial year</b>	<b>6,179</b>	<b>17,544</b>
Unrealised profit on revaluation of investment properties	-	16
	<hr/>	<hr/>
<b>Total recognised gains and losses relating to the year</b>	<b>6,179</b>	<b>17,560</b>
	<hr/>	<hr/>

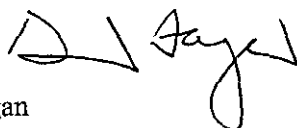
# Ballymore Properties Limited

## Balance sheet as at 31 March 2006

	Note	31 March 2006 £'000	31 March 2005 £'000
<b>Fixed assets</b>			
Tangible assets	8	35,664	27,261
Financial assets	9	10	10
		<hr/>	<hr/>
		35,674	27,271
		<hr/>	<hr/>
<b>Current assets</b>			
Stocks	10	1,331	513
Debtors	11	160,699	138,639
Investments	12	532	334
Cash at bank and in hand		12,120	4,175
		<hr/>	<hr/>
<b>Creditors: amounts falling due within one year</b>	13	174,682 (118,424)	143,661 (99,894)
		<hr/>	<hr/>
<b>Net current assets</b>		56,258	43,767
		<hr/>	<hr/>
<b>Total assets less current liabilities</b>		91,932	71,038
		<hr/>	<hr/>
<b>Creditors: amounts falling due after more than one year</b>	14	(19,440)	(4,725)
		<hr/>	<hr/>
<b>Net assets</b>		72,492	66,313
		<hr/>	<hr/>
<b>Capital and reserves</b>			
Called up share capital	16	100	100
Profit and loss account	17	60,515	54,336
Revaluation reserve	18	11,877	11,877
		<hr/>	<hr/>
<b>Shareholders' funds - equity</b>	19	72,492	66,313
		<hr/>	<hr/>

These financial statements were approved by the board of directors on 19 June 2006 and were signed on its behalf by:

B. Fagan  
Director



# Ballymore Properties Limited

## Notes

*forming part of the financial statements*

### 1 Turnover

<b>Year ended</b>	<b>Year ended</b>
<b>31 March</b>	<b>31 March</b>
<b>2006</b>	<b>2005</b>
<b>£'000</b>	<b>£'000</b>

Turnover is analysed as follows:-

Sale of properties and construction income	60,793	81,104
Rental income, service charges and management fees	2,387	2,050
	<hr/>	<hr/>
	<b>63,180</b>	<b>83,154</b>
	<hr/>	<hr/>

All turnover is generated in the United Kingdom.

### 2 Interest receivable and similar income

<b>Year ended</b>	<b>Year ended</b>
<b>31 March</b>	<b>31 March</b>
<b>2006</b>	<b>2005</b>
<b>£'000</b>	<b>£'000</b>

Bank deposit interest	1,174	1,898
	<hr/>	<hr/>

### 3 Interest payable and similar charges

<b>Year ended</b>	<b>Year ended</b>
<b>31 March</b>	<b>31 March</b>
<b>2006</b>	<b>2005</b>
<b>£'000</b>	<b>£'000</b>

On loans wholly repayable other than by instalments within five years	2,564	963
	<hr/>	<hr/>

### 4 Statutory and other information

<b>Year ended</b>	<b>Year ended</b>
<b>31 March</b>	<b>31 March</b>
<b>2006</b>	<b>2005</b>
<b>£'000</b>	<b>£'000</b>

Profit on ordinary activities before taxation is stated after charging/(crediting):

Depreciation	179	140
Directors' remuneration (note 7)	420	1,672
Exchange losses/(gains)	717	(49)
	<hr/>	<hr/>
Auditor's remuneration - audit fees	65	60
- non audit fees	270	249
	<hr/>	<hr/>

# Ballymore Properties Limited

## Notes (continued)

### 5 Tax on profit on ordinary activities

	Year ended 31 March 2006 £'000	Year ended 31 March 2005 £'000
Corporation tax at 30% (2005:30%)	1,438	4,765
	<u>1,438</u>	<u>4,765</u>

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

	2006 £'000	2005 £'000
<i>Current tax reconciliation</i>		
Profit on ordinary activities before tax	7,617	22,309
	<u>7,617</u>	<u>22,309</u>
Current tax @ 30%	2,285	6,693
<i>Effects of:</i>		
Expenses not deductible	177	180
Capital allowances	(9)	(25)
Group relief	(1,015)	(2,083)
	<u>(1,015)</u>	<u>(2,083)</u>
Total current tax charge	<u>1,438</u>	<u>4,765</u>

### 6 Staff numbers and costs

The average weekly number of employees employed within the company including executive directors, during the year was 96 (2005: 99).

	2006	2005
Administration	42	39
Construction	54	60
	<u>96</u>	<u>99</u>

The aggregate payroll costs of employees were:

	2006 £'000	2005 £'000
Wages and salaries	5,153	4,928
Social security costs	599	540
	<u>5,752</u>	<u>5,468</u>

# Ballymore Properties Limited

## Notes (continued)

### 7 Directors' remuneration and transactions

	2006 £'000	2005 £'000
<i>Directors' remuneration</i>		
Total emoluments	420	1,672
Emoluments of the highest paid director	420	1,421

### 8 Tangible fixed assets

	Freehold investment properties £'000	Freehold buildings £'000	Office furniture, equipment, and motor vehicles £'000	Total £'000
<i>Cost or valuation</i>				
At beginning of year	25,059	2,261	880	28,200
Additions	8,447	-	135	8,582
Disposals	-	-	(16)	(16)
<b>At end of year</b>	<b>33,506</b>	<b>2,261</b>	<b>999</b>	<b>36,766</b>
Cost	-	2,261	999	3,260
Valuation	33,506	-	-	33,506
<b>At end of year</b>	<b>33,506</b>	<b>2,261</b>	<b>999</b>	<b>36,766</b>
<i>Depreciation</i>				
At beginning of year	-	264	675	939
Charge	-	45	134	179
Disposals	-	-	(16)	(16)
<b>At end of year</b>	<b>-</b>	<b>309</b>	<b>793</b>	<b>1,102</b>
<i>Net book value</i>				
<b>At 31 March 2006</b>	<b>33,506</b>	<b>1,952</b>	<b>206</b>	<b>35,664</b>
At 31 March 2005	25,059	1,997	205	27,261

The investment properties which cost £21,629,525 (2005: £13,182,541) were valued at £33,506,186 on 31 March 2006 on an open market basis by Ray Hardy, BSc MRICS, a director of the company.

No provision has been made for deferred tax gains recognised on revaluing property to its market value. The maximum amount which could become payable in these circumstances is £3,010,754 (2005: £Nil). At present it is not envisaged that any tax will become payable in the foreseeable future.



# Ballymore Properties Limited

## Notes (continued)

### 9 Financial assets

	2006 £	2005 £
<i>Investments in subsidiary undertakings</i>		
At beginning of year	9,611	10,612
Acquisition of subsidiary undertakings	1	-
Disposal of subsidiary undertakings	(3)	(1,001)
	<hr/>	<hr/>
<b>At end of year</b>	<b>9,609</b>	<b>9,611</b>
Investment in Clearstorm Limited	490	490
	<hr/>	<hr/>
	<b>10,099</b>	<b>10,101</b>
	<hr/>	<hr/>

Unquoted investments includes 490 ordinary shares, equivalent to 49% of Clearstorm Limited, a property development company incorporated in the United Kingdom having its registered office at St Johns House, 5 South Parade, Summertown, Oxford. OX2 7JL. On the basis of the agreement with the majority shareholder and Clearstorm Limited, the investment has been accounted for as a joint arrangement.

#### *Subsidiary undertaking*

<i>Name</i>	<i>Proportion held by company</i>	<i>Activity</i>
Ballymore Commercial Limited	100%	Property investment company
Ballymore Projects Limited	100%	Property development company
Ballymore Properties (Plumbers Row) Limited	100%	Property development company
Domaine Developments Limited	100%	Property development and investment company
Landor (Dundee Wharf) Limited	90%	Property development and investment company
Landor Residential Limited	90%	Property development company
Ballymore Ontario Limited	90%	Property development and investment company
RT Group Developments (Snow Hill) Limited	100%	Property development company
SCI Boldcount	100%	Property investment company
St. John's Square Co. Limited	100%	Property investment company
Monomind Limited	100%	Property investment company
Kilopoint Limited	100%	Property investment company
Vitely Limited	75%	Property investment company

# Ballymore Properties Limited

Notes (continued)

## 9 Financial fixed assets (continued)

<i>Subsidiary undertaking</i>		
<i>Name</i>	<i>Proportion held by company</i>	<i>Activity</i>
Headaid Limited	100%	Property investment company.
Ballymore Properties (Lanark Square) Limited	100%	Property investment company
Bristol Exeter House Limited	100%	Property development and investment company
Metromaze Limited	100%	Investment company
Boldcount Limited	100%	Investment holding company
Ballymore (Express Wharf) Limited	100%	Non-trading company
Ballymore (Arrowhead) Limited	100%	Non-trading company
Glossover Limited	100%	Non-trading company
Landor 2 Limited	90%	Non-trading company
Domaine Projects Limited	100%	Non-trading company
Domaine Properties Limited	100%	Non-trading company
Ballymore Wood Wharf Holdings Limited	100%	Investment holding company
Ballymore (Wood Wharf) Limited	100%	Investment holding company
Vitely Limited	75%	Property investment company

The registered office of SCI Boldcount is 2 Avenue de Provence, O6002 Eze, France.

All other companies are incorporated in the United Kingdom having their registered offices at St. Johns House, 5 South Parade, Summertown, Oxford and operate in the United Kingdom.

All shareholdings in subsidiary and other undertakings consist of ordinary shares. In the opinion of the directors the investments are worth at least the amount stated in the balance sheet.

10 Stocks	2006 £'000	2005 £'000
Development properties	1,036	218
Properties held for resale	295	295
	<hr/> 1,331	<hr/> 513

There are no material differences between the replacement cost of stock and the balance sheet amounts.

# Ballymore Properties Limited

## Notes (continued)

<b>11 Debtors</b>	<b>2006</b> <b>£'000</b>	<b>2005</b> <b>£'000</b>
<i>Due within one year:</i>		
Trade debtors	2,828	1,248
Other debtors	1,293	428
Amounts due by group undertakings	154,091	135,523
Amounts owed by related parties	1,587	1,415
Prepayments and accrued income	900	25
	<u>160,699</u>	<u>138,639</u>
Amounts owed by related parties: Clearstorm Limited	<u>1,587</u>	<u>1,415</u>
<b>12 Investments</b>	<b>2006</b> <b>£'000</b>	<b>2005</b> <b>£'000</b>
Listed investments	<u>532</u>	<u>334</u>
At 31 March 2006 the market value of the listed investments was £532,302 (2005: £334,003).		
<b>13 Creditors: amounts falling due within one year</b>	<b>2006</b> <b>£'000</b>	<b>2005</b> <b>£'000</b>
Bank loans and overdrafts (note 15)	-	9,000
Trade creditors	1,520	2,209
Accruals and deferred income	13,727	21,391
Other creditors	-	165
Amounts due to fellow subsidiaries	97,788	62,679
Taxation and social welfare	5,389	4,450
	<u>118,424</u>	<u>99,894</u>
<b>14 Creditors: amounts falling due within one year</b>	<b>2006</b> <b>£'000</b>	<b>2005</b> <b>£'000</b>
Bank loans and overdrafts (note 15)	<u>19,440</u>	<u>4,725</u>

# Ballymore Properties Limited

## Notes (continued)

### 15 Bank borrowings

	Within one year £'000	Between two and five years £'000	Over five years £'000	Total £'000
Repayable other than by instalments				
Bank loans and overdrafts	-	19,440	-	19,440

The bank loans and overdrafts are secured by fixed and floating charges over the assets of the company undertakings and cross guarantees by certain group undertakings.

### 16 Called up share capital

	2006 £'000	2005 £'000
<i>Authorised:</i>		
100,000 (2005: 100,000) ordinary shares of £1 each	100	100
<i>Allotted, called up and fully paid:</i>		
100,000 (2005: 100,000) ordinary shares of £1 each	100	100

### 17 Reconciliation of profit and loss account

	2006 £	2005 £
Profit and loss account at beginning of year	54,336	36,792
Profit for the year	6,179	17,544
Profit and loss account at end of year	60,515	54,336

### 18 Revaluation reserve

	2006 £'000	2005 £'000
At beginning of year	11,877	11,861
Revaluation surplus	-	16
At end of year	11,877	11,877

# Ballymore Properties Limited

Notes (continued)

## 19 Reconciliation of movement in shareholders' funds

	2006 £'000	2005 £'000
Shareholders' funds at beginning of year	66,313	48,753
Total recognised gains and losses for the year	6,179	17,560
	<hr/>	<hr/>
Shareholders' funds at end of year	72,492	66,313
	<hr/>	<hr/>

## 20 Commitments and contingencies

There are ongoing commitments under operating leases for the hire of plant and equipment. Such commitments rarely exceed one month.

In the normal course of business, Ballymore Properties Limited has issued performance undertakings in respect of the activities of its subsidiaries.

The company, together with its subsidiaries has guaranteed the indebtedness of group companies to certain financial institutions. The indebtedness is secured by charges on the assets of the various group companies. The amounts outstanding in respect of guarantee facilities at 31 March 2006 was £216m (2005: £172m).

## 21 Related parties and control

The company is a subsidiary of Ballymore Limited, a company incorporated in England and Wales. That company's parent is Ballymore Properties Holdings Limited, a company incorporated in England and Wales. The company's ultimate parent company is Ballymore Properties, a company incorporated in the Republic of Ireland. The company was controlled throughout the period by Mr. S. Mulryan.

The largest group in which the results of the company and its subsidiary undertakings are consolidated is that headed by Ballymore Properties.

The smallest group in which the results of the company and its subsidiary undertakings are consolidated is that headed by Ballymore Properties Holdings Limited. The consolidated financial statements of Ballymore Properties Holdings Limited are available from the company's registered office which is St Johns House, 5 South Parade, Summertown, Oxford, OX2 7JL.

The company has availed of the exemption available in FRS 8 – Related Party Disclosures, from disclosing transactions with Ballymore Properties Holdings Limited and its subsidiary companies.

# Ballymore Properties Limited

## Notes (continued)

### 21 Related parties and control (continued)

Significant transactions with other group companies are as follows:

	2006 £'000	2005 £'000
Goods and services supplied to other group companies on normal trading terms	9,269	4,790
Goods and services purchased from other group companies on normal trading terms	67,099	-

The company provided services to Clearstorm Limited for a consideration of £7,828,000 (2005: £1,586,000).

Details of other related party transactions are disclosed throughout the financial statements as they arise.

There was a balance of £7,873,590 (2005: £4,937,186) owed by the company to Vitely Limited, a 75% owned company. The company charged Vitely Limited £268,310 for management services provided during the year. Vitely Limited charged interest to the company of £1,479,735 on the balance payable by the company.

### 22 Cash flow statement

A separate cash flow statement has not been prepared under Financial Reporting Standard No. 1 - Cash Flow Statements, as a consolidated cash flow statement has been prepared and included in the consolidated financial statements of Ballymore Properties Holdings Limited and its subsidiaries.

### 23 Post balance sheet events

There are no significant post balance sheet events which would materially affect the financial statements.

### 24 Approval of financial statements

The directors approved the financial statements on 19 June 2006.