

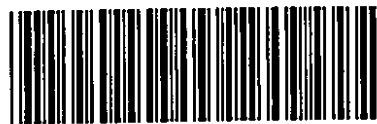
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Club Via Limited

Report and Financial Statements

Year ended 31 December 2006

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Club Via Limited

Financial statements for the year ended 31 December 2006

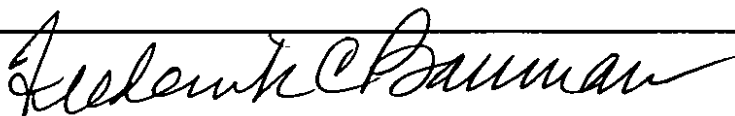
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Directors

F C Bauman
R A Krawczyk



Secretary and registered office

S Crook

Citrus House
Caton Road
Lancaster
Lancashire
LA1 3UA

Company registration number

2808887

Club Via Limited

Report of the directors for the year ended 31 December 2006

The directors present their report together with the financial statements for the year ended 31 December 2006

Principal activity

The company did not trade during the year. There has been no income and expenditure and no change has arisen in the position of the company. Any expenses have been met by the parent company.

Directors

The directors who held office during the year are shown below. All directors served throughout the year unless otherwise indicated.

G I Bruce (resigned 30 January 2006)
D R Harris (resigned 1 May 2006)
F C Bauman (appointed 27 September 2006)
R A Krawczyk (appointed 27 September 2006)

The directors have no interest in the share capital of the company. The interests of the directors in the share capital of the immediate parent undertaking, Floriana Holdings Limited, are disclosed in the financial statements of that company.

Statement of director's responsibilities

Company law requires the directors to prepare financial statements for each financial year which 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 and then apply them consistently,
- make judgments and estimates that are reasonable and prudent,

The directors are responsible for keeping proper accounting for safeguarding the assets of the company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are also responsible for ensuring that the directors' report is prepared in accordance with company law in the United Kingdom.

By order of the Board



S Crook
Secretary

Date 25th May 2007

Club Via Limited

Profit and loss account for the year ended 31 December 2006

During the financial year and the preceding financial year the company did not trade and received no income and incurred no expenditure. Consequently, during those years the company made neither a profit nor a loss.

Club Via Limited

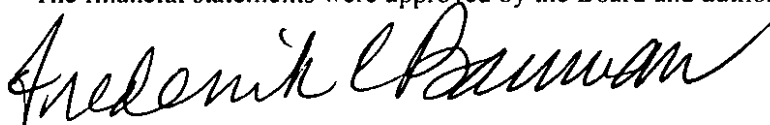
Balance sheet as at 31 December 2006

	Note	2006 £	2005 £
Current assets			
Debtors	2	9,435	9 435
Net assets		<u>9,435</u>	<u>9,435</u>
Capital and reserves			
Called up share capital	3	100	100
Profit and loss account		9,335	9 335
Equity shareholders' funds		<u>9,435</u>	<u>9,435</u>

The director

- (a) confirms that the company was entitled to exemption under subsection (1) of section 249AA(1) of the Companies Act 1985 from the requirement to have its accounts for the year ended 31 December 2006 audited
- (b) confirms that members have not required the company to obtain an audit of its accounts for the year in question in accordance with Section 249B(2) of the Companies Act 1985
- (c) acknowledges their responsibility for
 - a ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act, and
 - b preparing accounts 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 of that Act and which otherwise comply with the Companies Act relating to accounts, so far as applicable to the company

The financial statements were approved by the Board and authorised for issue on 23rd May 2007



F C Bauman
Director

The accompanying notes form part of these financial statements

Club Via Limited

Notes to the financial statements for the year ended 31 December 2006

1 Accounting policies

The financial statements have been prepared under the historical cost convention

2 Debtors

	2006 £	2005 £
Amounts owed from group undertakings	9,435	9,435

3 Share capital

	2006 £	2005 £
Authorised		
50 "A" Ordinary shares of £1 each	50	50
50 "B" Ordinary shares of £1 each	50	50
	<u>100</u>	<u>100</u>
Allotted, called up and fully paid		
50 "A" Ordinary shares of £1 each	50	50
50 "B" Ordinary shares of £1 each	50	50
	<u>100</u>	<u>100</u>

The 'A' and 'B' ordinary shares rank pari passu in all respects

4 Ultimate parent undertaking

The directors regard Sunterra Corporation, a company incorporated in the USA as the company's ultimate parent undertaking

The smallest group in which the results of the company are consolidated is that headed by Sunterra Europe (Group Holdings) Plc, whose principal place of business is at Citrus House, Caton Road, Lancaster, Lancashire, LA1 3UA. The consolidated accounts of the group can be obtained from the Registrar of Companies, Companies House, Crown Way, Mandy, Cardiff, CF4 3UZ

5 Related party transactions

The company has taken advantage of the exemption included in FRS 8 and has not disclosed transactions with other members of the group headed by Sunterra Corporation