

BUILDINVEST LIMITED

**REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2005**



REGISTERED NUMBER 2982859

BUILDINVEST LIMITED

COMPANY INFORMATION

DIRECTORS

Mr P Phillips
Mr J Wood

SECRETARY

Mr P Phillips

SOLICITORS

Beachcroft Wansbroughs
100 Fetter Lane
London
EC4A 1BN

REGISTERED OFFICE

9 Golden Square
London
W1F 9HZ

REGISTERED NUMBER

2982859

BUILDINVEST LIMITED

REPORT OF THE DIRECTORS

The directors present their report and the financial statements of the company for the year ended 31 March 2005.

PRINCIPAL ACTIVITY AND BUSINESS REVIEW

The company is principally engaged in property investment and management.

DIRECTORS AND THEIR INTERESTS

The directors who held office during the year and their interests in the share capital of the company at the beginning and end of the year were as follows:

	Ordinary shares of £1 each	
	At 31 March 2005	At 31 March 2004
Mr P Phillips	-	-
Mr J Wood	-	-

DIRECTORS' 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 year. In preparing those financial statements, the directors are required to:

- (i) select suitable accounting policies and then apply them consistently;
- (ii) make judgements and estimates that are reasonable and prudent;
- (iii) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- (iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

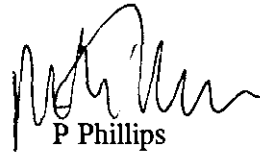
The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

BUILDINVEST LIMITED

SMALL COMPANY EXEMPTIONS

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

By order of the board



P Phillips
Secretary

BUILDINVEST LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2005

	Notes	2005 £	2004 £
TURNOVER	2	84,687	80,024
Administrative expenses		(115,038)	(100,979)
		<hr/>	<hr/>
OPERATING LOSS	3	(30,351)	(20,955)
Exceptional item	5	4,090	-
		<hr/>	<hr/>
Loss on ordinary activities before taxation		(26,261)	(20,955)
Taxation	6	-	-
		<hr/>	<hr/>
Loss for the financial year		(26,261)	(20,955)
Retained loss brought forward		(139,257)	(118,302)
		<hr/>	<hr/>
RETAINED LOSS CARRIED FORWARD		<u>(165,518)</u>	<u>(139,257)</u>

CONTINUING OPERATIONS

All of the company's activities are continuing.

TOTAL RECOGNISED GAINS AND LOSSES

The company had no recognised gains or losses during the year ended 31 March, 2005 apart from the results shown above.

BUILDINVEST LIMITED

BALANCE SHEET AT 31 MARCH 2005

	Notes	2005 £	2004 £
FIXED ASSETS			
Tangible assets	7	1,134,941	1,024,621
CURRENT ASSETS			
Debtors	8	23,386	40,907
Cash at bank		14,220	6,466
		<u>37,606</u>	<u>47,373</u>
CREDITORS			
Amounts falling due within one year	9	(345,366)	(365,892)
NET CURRENT (LIABILITIES)		<u>(307,760)</u>	<u>(318,519)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>827,181</u>	<u>706,102</u>
CREDITORS			
Amounts falling due after more than one year	10	(991,699)	(844,359)
		<u>(164,518)</u>	<u>(138,257)</u>
CAPITAL AND RESERVES			
Called up share capital	11	1,000	1,000
Profit and loss account		(165,518)	(139,257)
EQUITY SHAREHOLDERS' FUNDS	12	<u>(164,518)</u>	<u>(138,257)</u>

The Directors:

have taken advantage of s249A(1) of the Companies Act 1985 in not having these accounts audited,

and,

confirm that no notice has been deposited under s249B(2) of the Companies Act 1985,

and,

acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with s221 of the Companies Act 1985,

and,


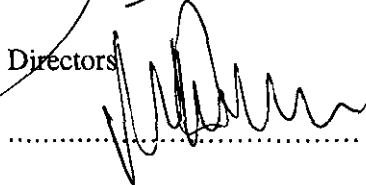
acknowledge their responsibilities for preparing accounts which give a true and fair view of the company as at the end of the year and of its profit or loss for the financial year in accordance with the requirements of s226, and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to the company.

BUILDINVEST LIMITED

BALANCE SHEET AT 31 MARCH 2005 (Continued)

The accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

The financial statement on pages 3 to 9 were approved by the Board of Directors on 14th JUNE 2005


.....
Directors 
.....

MR J WOOD

MR P PHILLIPS

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 2005

1. ACCOUNTING POLICIES

ACCOUNTING CONVENTION

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002) ("the FRSSE") except for the treatment of Investment properties (see below).

INVESTMENT PROPERTIES - DEPARTURE FROM THE FRSSE

Investment properties have been included in the balance sheet at cost whereas the FRSSE requires them to be included at their open market value. The directors do not consider the expense of such a valuation to be justified as it would do little to assist in the understanding of the financial statement.

CASH FLOW STATEMENT

The company has taken advantage of the exemption from preparing a cash flow statement conferred by Financial Reporting Standard No.1 on the grounds that it is entitled to the exemptions available in Sections 246 to 247 of the Companies Act 1985 for small companies.

DEFERRED TAXATION

Full provision is made for deferred tax assets and liabilities arising from timing differences between the recognition of gains and losses in the financial statements and their recognition in a tax computation, at rates of tax that are expected to apply in the periods in which the timing differences are expected to reverse.

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 2005 (Continued)

2. TURNOVER

The pre-tax profit is principally attributable to one activity, that of property letting, and arose wholly within the United Kingdom.

3. OPERATING LOSS	2005	2004
	£	£

The operating loss is stated after charging:

Directors' remuneration	4,000	4,000
	<u> </u>	<u> </u>

4. STAFF COSTS

Staff costs, including directors' remuneration, were as follows:-

	2005	2004
	£	£
Salaries	44,166	30,373
Social Security	3,534	2,343
	<u>47,700</u>	<u>32,716</u>

The average weekly number of employees during the year
Including executive directors was as follows:
Office and management

2005	2004
4	4
<u> </u>	<u> </u>

5. EXCEPTIONAL ITEM

	2005	2004
	£	£
Profit on sale of property	4,090	-
	<u> </u>	<u> </u>

6. TAX ON LOSS ON ORDINARY ACTIVITIES

	2005	2004
	£	£
Based on the loss for the year		
UK Corporation tax at a rate of 30%	-	-
	<u> </u>	<u> </u>

The company has non trade financial losses and management expenses of £94,845 and £49,549 respectively, to carry forward to future years.

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 2005 (Continued)

7. TANGIBLE FIXED ASSETS

	Freehold and Long Leasehold Investment Properties £
Cost:	
At 31 st March 2004	1,024,621
Additions	110,382
Disposals	(62)
At 31 st March 2005	<u>1,134,941</u>

8. DEBTORS

	2005 £	2004 £
Trade debtors	20,825	20,895
Other debtors	2,561	20,012
	<u>23,386</u>	<u>40,907</u>

9. CREDITORS

	2005 £	2004 £
Amounts falling due within one year:		
Related company	-	14,896
Other creditors	26,950	25,946
Accrued expenses	318,416	325,050
	<u>345,366</u>	<u>365,892</u>

10. CREDITORS

	2005 £	2004 £
Amounts falling due after more than one year		
Repayable after five years – related companies	<u>991,699</u>	<u>844,359</u>

The loans are repayable upon demand. Interest is charged on the loans at Barclays base rate plus 2 ¼ % up to the 30th June 2002. Thereafter interest was not charged.

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 2005 (Continued)

11. CALLED UP SHARE CAPITAL

	2005 £	2004 £
Authorised Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Allotted and fully paid Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

12. MOVEMENT IN EQUITY SHAREHOLDERS FUNDS

	2005 £	2004 £
Loss for the financial year	(26,261)	(20,955)
Opening shareholders' funds	(138,257)	(117,302)
Closing equity shareholders' funds	<u>(164,518)</u>	<u>(138,257)</u>

13. CONTINGENT LIABILITIES

There were no significant contingent liabilities on 31 March 2005.

BUILDINVEST LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2005

	2005	2004
	£	£
Rent and service charges receivable	84,687	80,024
Deduct: Expenses		
Directors' remuneration	4,000	4,000
Salaries and NIC	43,700	28,716
Rent, Rates and service charges payable	14,571	9,918
Insurance	1,697	-
Motor running expenses	9,306	-
Electricity and gas	350	1,970
Repairs & refurbishment	16,100	734
Legal fees	16,254	49,236
Accountancy fees	5,527	5,875
Bank charges	247	155
Entertaining	1,564	-
Furnishings	869	325
Sundry expenses	353	50
Charitable donation	500	-
Operating costs	(115,038)	(100,979)
Operating Loss	(30,351)	(20,955)
Exceptional item		
Profit on sale of property	4,090	-
Loss before taxation	(26,261)	(20,955)