

ABBNEYROCK LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31st DECEMBER 2003

Company Registration Number 03089886

TUESDAY



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18/09/2007
COMPANIES HOUSE

BREBNERS
Chartered Accountants & Registered Auditors
The Quadrangle
180 Wardour Street
London
W1F 8LB

ABBHEYROCK LIMITED
FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2003

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ABBNEYROCK LIMITED

COMPANY INFORMATION

The director	J R Pattinson
Company secretary	M T Durrett
Registered office	The Quadrangle 180 Wardour Street London W1F 8FY
Auditors	Brebners Chartered Accountants & Registered Auditors The Quadrangle 180 Wardour Street London W1F 8LB
Bankers	Barclays Bank plc Strand Business Centre 357 Strand London WC2R 0NX Ansbacher & Co Ltd 1 Mitre Square London EC3A 5AN

ABBNEYROCK LIMITED
THE DIRECTOR'S REPORT
YEAR ENDED 31st DECEMBER 2003

The director presents his report and the financial statements of the company for the year ended 31st December 2003

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company continued to be that of holding investment property

The director is disappointed with the results for the year but is hopeful of profitability in future periods

RESULTS AND DIVIDENDS

The trading results for the year and the company's financial position at the end of the year are shown in the attached financial statements

The director has recommended the following dividends

	2003 £	2002 £
Dividends paid on ordinary shares	<u>36,000</u>	<u>-</u>

THE DIRECTOR AND HIS INTERESTS IN THE SHARES OF THE COMPANY

The director who served the company during the year together with his beneficial interests in the shares of the company were as follows

	Ordinary Shares of £1 each At 31 December 2003	At 1 January 2003
J R Pattinson	<u>100</u>	<u>100</u>

DIRECTOR'S RESPONSIBILITIES

Company law requires the director 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 these financial statements, the director is required to

select suitable accounting policies, as described on pages 9 to 10, 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 director is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable him to ensure that the financial statements comply with the Companies Act 1985. The director is 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

DONATIONS

During the year the company made the following contributions

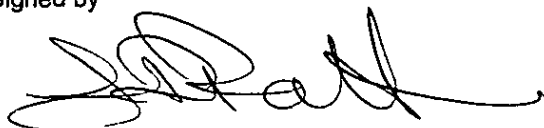
	2003 £	2002 £
Chantable	<u>2,200</u>	<u>-</u>

ABBEYROCK LIMITED
THE DIRECTOR'S REPORT *(continued)*
YEAR ENDED 31st DECEMBER 2003

AUDITORS

A resolution to reappoint Brebners, formerly Brebner Allen & Trapp, as auditors for the ensuing year will be proposed at the annual general meeting in accordance with section 385 of the Companies Act 1985

Signed by



J R Pattinson
Director

Approved by the director on 18/09/07

ABBEYROCK LIMITED
INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF
ABBEYROCK LIMITED
YEAR ENDED 31st DECEMBER 2003

We have audited the financial statements of Abbeyrock Limited for the year ended 31 December 2003 on pages 6 to 15, which have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets and the accounting policies set out on pages 9 to 10

This report is made solely to the company's shareholders, 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 shareholders those matters we are required to state to them in an auditors' 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 shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTOR AND AUDITORS

As described in the Statement of Director's Responsibilities the company's director is responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards

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 Director's 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 director's remuneration and transactions with the company is not disclosed

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

BASIS OF AUDIT OPINION

We conducted our audit in accordance with United Kingdom Auditing Standards 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 judgements made by the director 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

ABBNEYROCK LIMITED
INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF
ABBNEYROCK LIMITED *(continued)*

YEAR ENDED 31st DECEMBER 2003

OPINION

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31st December 2003 and of its loss for the year then ended, and have been properly prepared in accordance with the Companies Act 1985



BREBNERS
Chartered Accountants
& Registered Auditors

The Quadrangle
180 Wardour Street
London
W1F 8LB

12/9/03

ABBNEYROCK LIMITED
PROFIT AND LOSS ACCOUNT
YEAR ENDED 31st DECEMBER 2003

		2003 £	2002 £
TURNOVER	Note 2	290,000	354,340
Administrative expenses		216,419	508,919
OPERATING PROFIT/(LOSS)	3	73,581	(154,579)
Interest receivable		444	19,028
Amounts written off investments	5	(155,000)	(50,000)
Interest payable and similar charges	6	(31,845)	(101,444)
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(112,820)	(286,995)
Tax on loss on ordinary activities	7	(6,511)	38,414
LOSS ON ORDINARY ACTIVITIES AFTER TAXATION		(106,309)	(325,409)
Dividends	8	36,000	-
LOSS FOR THE FINANCIAL YEAR		(142,309)	(325,409)

All of the activities of the company are classed as continuing

ABBNEYROCK LIMITED
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
YEAR ENDED 31st DECEMBER 2003

	2003 £	2002 £
Loss for the financial year attributable to the shareholders	(106,309)	(325,409)
Unrealised loss on revaluation of certain fixed assets	<u>—</u>	(561,424)
Total gains and losses recognised since the last annual report	<u>(106,309)</u>	<u>(886,833)</u>

The notes on pages 9 to 15 form part of these financial statements.

ABBNEYROCK LIMITED

BALANCE SHEET

31st DECEMBER 2003

	Note	2003 £	£	2002 £	£
FIXED ASSETS					
Tangible assets	10		2,889,747		2,000,000
Investments	11		—		230,000
			<u>2,889,747</u>		<u>2,230,000</u>
CURRENT ASSETS					
Debtors	12	55,203		13,563	
Cash at bank		<u>151,845</u>		<u>31,920</u>	
		207,048		45,483	
CREDITORS: Amounts falling due within one year	13	<u>1,678,577</u>		<u>715,239</u>	
NET CURRENT LIABILITIES			<u>(1,471,529)</u>		<u>(669,756)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,418,218</u>		<u>1,560,244</u>
CREDITORS: Amounts falling due after more than one year	14		<u>105,350</u>		<u>105,350</u>
			<u>1,312,868</u>		<u>1,454,894</u>
PROVISIONS FOR LIABILITIES					
Deferred taxation	15		<u>283</u>		<u>—</u>
			<u>1,312,585</u>		<u>1,454,894</u>
CAPITAL AND RESERVES					
Called-up equity share capital	18		100		100
Revaluation reserve	19		1,488,670		1,488,670
Profit and loss account	19		<u>(176,185)</u>		<u>(33,876)</u>
SHAREHOLDERS' FUNDS	19		<u>1,312,585</u>		<u>1,454,894</u>

18/9/07 These financial statements were approved and signed by the director and authorised for issue on



J.R. Pattinson
Director

ABBNEYROCK LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2003

1. ACCOUNTING POLICIES**Basis of accounting**

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets

Cash flow statement

The director has taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is small

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows

Fixtures, fittings and equipment - 25% straight line

Investment properties

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with SSAP 19 which, unlike Schedule 4 to the Companies Act 1985, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax.

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

ABBNEYROCK LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2003

1. ACCOUNTING POLICIES (continued)**Investments**

Investments are included at cost less provisions for permanent diminution. Profits or losses arising from disposals of fixed asset investments are treated as part of the result from ordinary activities.

Finance costs

Finance costs which are directly attributable to the construction of tangible fixed assets are capitalised as part of the cost of those assets. The commencement of capitalisation begins when both finance costs and expenditures for the asset are being incurred and activities that are necessary to get the asset ready for use are in progress. Capitalisation ceases when substantially all the activities that are necessary to get the asset ready for use are complete.

2. TURNOVER

The turnover and loss before tax are attributable to the one principal activity of the company.

An analysis of turnover is given below.

	2003 £	2002 £
United Kingdom	<u>290,000</u>	<u>354,340</u>

3. OPERATING PROFIT/(LOSS)

Operating profit/(loss) is stated after charging/(crediting)

	2003 £	2002 £
Depreciation of owned fixed assets	233	-
Profit on disposal of fixed assets	-	(999)
Auditors' remuneration		
- as auditors	11,000	22,417
Operating lease costs		
Other	<u>23,985</u>	<u>44,368</u>

Other operating lease costs are in respect of land and buildings.

4. PARTICULARS OF EMPLOYEES

The average number of staff employed by the company during the financial year amounted to

	2003 No	2002 No
Number of management staff	<u>1</u>	<u>1</u>

No wages or salaries were paid by the company to employees, including the director, during the year.

ABBNEYROCK LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2003

5. AMOUNTS WRITTEN OFF INVESTMENTS

	2003 £	2002 £
Amount written off investments	<u>155,000</u>	<u>50,000</u>

6. INTEREST PAYABLE AND SIMILAR CHARGES

	2003 £	2002 £
Interest payable on bank borrowing	2,036	87,017
Interest due on late payment of corporation tax	<u>29,809</u>	<u>14,427</u>
	<u>31,845</u>	<u>101,444</u>

7. TAXATION ON ORDINARY ACTIVITIES**(a) Analysis of charge in the year**

	2003 £	2002 £
Current tax		
In respect of the year		
UK Corporation tax based on the results for the year at 19% (2002 - 30%)	7,751	38,414
Overprovision in prior year	<u>(14,545)</u>	<u>-</u>
Total current tax	<u>(6,794)</u>	<u>38,414</u>
Deferred tax		
Origination and reversal of timing differences	<u>283</u>	<u>-</u>
Tax on loss on ordinary activities	<u>(6,511)</u>	<u>38,414</u>

(b) Factors affecting current tax charge

The tax assessed on the loss on ordinary activities for the year is higher than the standard rate of corporation tax in the UK of 19% (2002 - 30%)

	2003 £	2002 £
Loss on ordinary activities before taxation	<u>(112,820)</u>	<u>(286,995)</u>
Profit/(loss) on ordinary activities multiplied by the relevant rate of tax	<u>(21,436)</u>	<u>(86,099)</u>
Disallowed expenses	164	133,690
Depreciation in excess of capital allowances	283	-
Marginal relief	<u>(350)</u>	<u>(9,177)</u>
Overprovision in prior period	<u>14,545</u>	<u>-</u>
Total current tax (note 7(a))	<u>(6,794)</u>	<u>38,414</u>

ABBNEYROCK LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2003

8. DIVIDENDS

The following dividends have been paid in respect of the year

	2003 £	2002 £
Dividend paid on Ordinary shares	<u>36,000</u>	<u>—</u>

The company paid a dividend during the year. The results for the year have revealed that the company had insufficient distributable reserves to cover this distribution.

The shareholder may therefore, under company law, be called upon to repay the dividend in the future, however the director is confident that this deficit on distributable reserves will be eliminated by the trading results in the forthcoming years.

The company is unable to make further distributions until the deficit in distributable reserves is cleared.

9. PRIOR YEAR ADJUSTMENT

The prior year adjustment relates to the reclassification of administrative expenses in the profit and loss account. Comparatives have been restated accordingly. There is no effect on profit.

10. TANGIBLE FIXED ASSETS

	Freehold Investment Property £	Fixtures, Fittings and Equipment £	Total £
COST OR VALUATION			
At 1st January 2003	2,000,000	—	2,000,000
Additions	<u>888,069</u>	<u>1,911</u>	<u>889,980</u>
At 31st December 2003	<u>2,888,069</u>	<u>1,911</u>	<u>2,889,980</u>
DEPRECIATION			
Charge for the year	—	233	233
At 31st December 2003	<u>—</u>	<u>233</u>	<u>233</u>
NET BOOK VALUE			
At 31st December 2003	<u>2,888,069</u>	<u>1,678</u>	<u>2,889,747</u>
At 31st December 2002	<u>2,000,000</u>	<u>—</u>	<u>2,000,000</u>

The property was valued at £2,000,000 by independent Chartered Surveyors on the basis of the freehold interest of the property as it stood at 6th December 2002. The property is now being developed and has not been professionally valued in the year to 31st December 2003. The directors consider the revalued amount plus additions at cost during the year to be a reasonable estimate of the value at 31st December 2003.

The historical cost of the property is £1,399,399 (2002: £511,330).

Included within freehold investment property is £62,210 (2002: £Nil) in respect of finance costs which are directly attributable to the construction of the investment property. The finance costs are in respect of a loan acquired for the construction of the property and have been capitalised accordingly.

ABBNEYROCK LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2003

11. INVESTMENTS**Shares in unquoted companies**

	£
COST	
At 1st January 2003	280,000
Additions	155,000
Disposals	<u>(280,000)</u>
At 31st December 2003	<u>155,000</u>
 AMOUNTS WRITTEN OFF	
At 1st January 2003	50,000
Written off in year	<u>105,000</u>
At 31st December 2003	<u>155,000</u>
 NET BOOK VALUE	
At 31st December 2003	-
At 31st December 2002	<u>230,000</u>

Included within amounts written off in the year is £155,000 in respect of a full provision against a new investment less £50,000 in respect of a disposal

12. DEBTORS

	2003	2002
	£	£
Other debtors	29,722	13,359
Prepayments and accrued income	<u>25,481</u>	<u>204</u>
	<u>55,203</u>	<u>13,563</u>

13 CREDITORS Amounts falling due within one year

	2003	2002
	£	£
Bank loans and overdrafts	1,163,064	341,501
Trade creditors	114,930	54,194
Corporation tax	205,029	210,178
Other taxation and social security	-	30
Other creditors	44,807	-
Director's loan account	13,934	75,919
Accruals and deferred income	<u>136,813</u>	<u>33,417</u>
	<u>1,678,577</u>	<u>715,239</u>

The bank overdrafts are secured by a debenture held over all of the assets of the company and a first legal charge held over the company's freehold property J R Pattinson, director, has also given a limited guarantee over the bank overdrafts of the company In March 2006 the bank facilities were renegotiated by means of a ten year term loan

14. CREDITORS: Amounts falling due after more than one year

	2003	2002
	£	£
Other creditors	<u>105,350</u>	<u>105,350</u>

ABBNEYROCK LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2003

15. DEFERRED TAXATION

The movement in the deferred taxation provision during the year was

	2003 £	2002 £
Profit and loss account movement arising during the year	<u>283</u>	-
Provision carried forward	<u>283</u>	-

The provision for deferred taxation consists of the tax effect of timing differences in respect of

	2003 £	2002 £
Excess of taxation allowances over depreciation on fixed assets	<u>283</u>	-
	<u>283</u>	-

16. COMMITMENTS UNDER OPERATING LEASES

At 31st December 2003 the company had annual commitments under non-cancellable operating leases as set out below

	Land & Buildings 2003 £	2002 £
Operating leases which expire		
Within 1 year	-	7,500
Within 2 to 5 years	<u>33,920</u>	<u>10,000</u>
	<u>33,920</u>	<u>17,500</u>

17. RELATED PARTY TRANSACTIONS**Transactions**

Included within creditors is an amount of £13,934 (2002 £75,919) due to J R Pattinson, director

Control

The company was under the control of J R Pattinson, director, throughout the entire year

18. SHARE CAPITAL**Authorised share capital:**

	2003 £	2002 £
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Allotted, called up and fully paid:

	2003 No	£	2002 No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

ABBNEYROCK LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31st DECEMBER 2003

19. RECONCILIATION OF SHAREHOLDERS' FUNDS AND MOVEMENT ON RESERVES

	Share capital £	Revaluation reserve £	Profit and loss account £	Total share- holders' funds £
Balance brought forward	100	2,050,094	291,533	2,341,727
Loss for the year	—	—	(325,409)	(325,409)
Other gains and losses				
Revaluation of fixed assets	—	(561,424)	—	(561,424)
Balance brought forward	100	1,488,670	(33,876)	1,454,894
Loss for the year	—	—	(142,309)	(142,309)
Balance carried forward	<u>100</u>	<u>1,488,670</u>	<u>(176,185)</u>	<u>1,312,585</u>