Company Registration Number: 04338035 (England and Wales)

Report of the Directors and Unaudited Financial Statements

Period of accounts

Start date: 01st June 2012

End date: 31st May 2013

SUBMITTED

Contents of the Financial Statements for the Period Ended 31st May 2013

Company Information

Report of the Directors

Profit and Loss Account

Gains and Losses

Balance sheet

Notes to the Financial Statements

Company Information for the Period Ended 31st May 2013

Director: Rupert Gledhill

London Property Group Limited

Registered office: Portland House 104 Church Road

London

SE19 2UB

Company Registration Number: 04338035 (England and Wales)

Directors' Report Period Ended 31st May 2013

The directors present their report with the financial statements of the company for the period ended 31st May 2013

Principal activities

The principal activity of the company in the period under review was:

Property investment and development

Directors

The directors shown below have held office during the whole of the period from 01st June 2012 to 31st May 2013

The director(s) shown below were appointed to the company during the period

Rupert Gledhill on 08 February 2013

The director(s) shown below resigned during the period

London Property Group Limited on 08 February 2013

The above report has been prepared in accordance with the special provisions in part 15 of the Companies Act 2006

This report was approved by the board of directors on 27 February 2014 And Signed On Behalf Of The Board By:

Name: Rupert Gledhill

Status: Director

Profit and Loss Account

for the Period Ended 31st May 2013

Not	es	2013 £	2012 £
Administrative expenses:	,	318,141	264,685
Other operating income:		519,673	458,849
Operating profit or (loss):		201,532	194,164
Interest receivable and similar income:		417	325
Interest payable and similar charges:		200,847	194,674
Tax on profit or loss on ordinary activities:		1,102	(185)
Tax on profit or (loss) on ordinary activities:	2	83	-
Profit or (loss) for the financial year:		1,019	(185)

Statement of total recognised gains and losses 31st May 2013

Statement of total recognised gains and losses

The company does not have any gains and losses other than Profit and Loss for the period to report.

Balance sheet As at 31st May 2013

	Notes	2013 £	2012 £
Fixed assets			
Tangible assets:	4	9,715,137	9,974,300
Total fixed assets:		9,715,137	9,974,300
Current assets			
Debtors:	5	398,749	264,985
Cash at bank and in hand:		62,398	141,181
Total current assets:		461,147	406,166
Creditors: amounts falling due within one year	6	17,761	19,709
Net current assets (liabilities):		443,386	386,457
Total assets less current liabilities:		10,158,523	10,360,757
Creditors: amounts falling due after more than one year:	7	6,054,250	6,132,503
Total net assets (liabilities):		4,104,273	4,228,254

Balance sheet As at 31st May 2013 continued

	Notes	2013 £	2012 £
Capital and reserves			
Called up share capital:	8	1,000	1,000
Revaluation reserve:	9	3,693,132	3,693,132
Profit and Loss account:	10	410,141	534,122
Total shareholders funds:		4,104,273	4,228,254

For the year ending 31 May 2013 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the Financial Reporting Standard for Smaller Entities (effective 2008).

The financial statements were approved by the Board of Directors on 27 February 2014

SIGNED ON BEHALF OF THE BOARD BY:

Name: Rupert Gledhill

Status: Director

Notes to the Financial Statements for the Period Ended 31st May 2013

1. Accounting policies

Basis of measurement and preparation of accounts

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Notes to the Financial Statements for the Period Ended 31st May 2013

2. Taxation

The tax charge on the profit on ordinary activities for the period was as follows:

	2013	2012
	£	£
UK Corporation Tax:	83	-
Tax on profit or (loss) on ordinary activities:	83	
Profit or (loss) on ordinary activities before taxation:	1,102	(185)
Any other adjustments:	83	-
Current tax charge or (credit):	83	

Notes to the Financial Statements for the Period Ended 31st May 2013

3. Dividends

	2013	2012
	£	£
Dividends paid on ordinary shares:	125,000	0
Total dividends paid:	125,000	0

Notes to the Financial Statements for the Period Ended 31st May 2013

4. Tangible assets

	Land and buildings	Plant Machinery	Fixtures and fittings	Office Equipment	Motor vehicles	Total
Cost	£	£	£	£	£	£
At 01st June 2012:	9,974,300	-	-	-	-	9,974,300
Additions:	229,230	-	-	-	-	229,230
Disposals:	488,393	-	-	-	-	488,393
At 31st May 2013:	9,715,137					9,715,137
Net book value						
At 31st May 2013:	9,715,137			_		9,715,137
At 31st May 2012:	9,974,300					9,974,300

Notes to the Financial Statements for the Period Ended 31st May 2013

5. Debtors

	2013	2012
	£	£
Other debtors:	398,749	264,985
Total:	398,749	264,985

Notes to the Financial Statements for the Period Ended 31st May 2013

6. Creditors: amounts falling due within one year

	2013	2012
	£	£
Taxation and social security:	83	-
Accruals and deferred income:	17,678	19,709
Total:	17,761	19,709

Notes to the Financial Statements for the Period Ended 31st May 2013

7. Creditors: amounts falling due after more than one year

	2013	2012
	£	£
Bank loans:	6,054,250	6,132,503
Total:	6,054,250	6,132,503

Notes to the Financial Statements for the Period Ended 31st May 2013

8. Called up share capital

Allotted, called up and paid

Previous period			2012
Class	Number of shares	Nominal value per share	Total
Ordinary shares:	1,000	1.00	1,000
Total share capital:			1,000
Current period			2013
Class	Number of shares	Nominal value per share	Total
Ordinary shares:	1,000	1.00	1,000
Total share capital:			1,000

Notes to the Financial Statements for the Period Ended 31st May 2013

9. Revaluation reserve

£

At 01st June 2012: 3,693,132

At 31st May 2013: 3,693,132

Notes to the Financial Statements for the Period Ended 31st May 2013

10. Profit and loss account

	2013	2012
	£	£
Opening balance:	534,122	534,307
Profit or (loss) for the period:	1,019	(185)
Equity dividends paid:	125,000	0
Retained profit:	410,141	534,122

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.